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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 18, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, 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 4, 2013

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 #13-019: Site Concept and Site Development Plan Approval of a 25,653 sq. Ft. Retail Grocery Store, The Fresh Market

Applicant/Agent: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

B. Application #13-018: Request for approval of an amendment to the City Place Master Sign Plan to include new tenant signs.

Applicant/Agent: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

C. Application #13-042: Rezoning Of 10545 Old Olive Street Road To “PRD” Planned Residential Development District And Site Development Plan For A 182-Unit Residential Development.

Applicant/Agent: Brad Goss
SmithAmundsen, LLC
120 S. Central Ave. Suite 700
St. Louis, MO 63105

Property Owners Under Contract:
Terra West, LLC
5091 Baumgartner Road
St. Louis, MO 63129

6. NEW BUSINESS

A. Application #13-041: Minor site development plan for a 20-foot netting fence surrounding a sports court at 320 Cabin Grove Lane

Applicant/Agent: Mike and Kelly Beat
320 Cabin Grove Lane
Creve Coeur, MO 63141

Representative: Stephen L. Kling, Jr and Jennifer E. Beasley
Jenkins & Kling, P.C.
150 M. Meramec Ave., Suite 400
Clayton, MO 63105

B. PUBLIC HEARING

Application #13-046: Request for the approval to amend the conditional use permit for Anis Hyderabad House Indian Restaurant to allow for outdoor seating.

Applicant/Agent: Anitha Koppa
Anis, L.L.C.
1212 Cold Spring Drive
O'Fallon, MO 63368

Property Owner: West Park Retail LLC
1610 Des Peres Road, Suite 320
St. Louis, MO 63141

7. WORK AGENDA

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 4, 2013
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 4, 2013, 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*
 Dr. Michael Barton
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

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

Mr. Faron moved approval of the agenda, which carried unanimously.

3. APPROVAL OF MINUTES

Mr. Faron moved approval of the draft minutes. Mr. Rovak seconded the motion which carried unanimously.

4. PUBLIC COMMENT

Mr. John Brophy, 19 Stoney View Lane, spoke to concerns for the traffic that will occur on Old Olive, with the condominiums being built.

5. UNFINISHED BUSINESS

A. CONTINUATION OF PUBLIC HEARING

Application #13-019: Request for Site Concept and Site Development Plan Approval of a 25,490 sq. ft. Retail Grocery Store, The Fresh Market.

Applicant/Agent: David Wolf

Arcturis

720 Olive Street, Suite 200

St. Louis, MO 63101

Property Owner: CP North I, LLC
6 CityPlace Drive
Creve Coeur, MO 63141

Mr. Garrick Hamilton, 2 CityPlace Drive, said he is back to present The Fresh Market proposal with significantly revised plan. Mr. Hamilton stated they took what the Commission and Staff said to heart and he hopes it is seen through the new presentation.

Mr. Hamilton went over some key changes. First, Mr. Hamilton said the building was rotated 90 degrees clockwise, which situates the loading dock on the north side of the building; the rotation also required a relocation of a required external stairwell from a prominent CityPlace location to the east façade within a recessed step of the building. The proposal also includes an improvement of building entrance façade and creation of a second façade facing Olive Boulevard with features at the southwest corner. Mr. Hamilton also said the proposal includes significant improvements to the landscaping along Olive Boulevard and throughout the site for screening and overall esthetic appearance. Mr. Hamilton wanted to point out a key change of losing 20 parking spaces.

Mr. David Wolf, Arcturis, 720 Olive Street, explained the orientation of the building. Mr. Wolf said the rotation of the building now allows for trellis covered seating along the west edge. Mr. Wolf said there are bio-retention areas on the northwest, northeast, and southeast corners of the site. There are still prominent landscape features along CityPlace Drive and Olive Boulevard, as well as a monument sign at the corner of the CityPlace campus, Mr. Wolf said. Mr. Wolf showed an illustration of the truck routing exhibit. Mr. Wolf showed the elevations and explained the south and west elevations are made of masonry veneer, they have stepped efface cornice work, glazed openings, canopies, and wood trellis elements. Mr. Wolf said the north and east elevations are less visible, the loading dock and utilitarian functions are located here. Mr. Wolf pointed out on the north elevation at the retaining wall location they are proposing using a modular block system that would allow a planting wall system to help soften the edge. Mr. Wolf also pointed out, on the east elevation, a masonry veneer enclosure for the transformer unit. Mr. Wolf showed the revised landscape plan. Mr. Wolf said there is some allowance for the east edge where they need screening for utilities and where the site steps down. Pictures of examples of the proposed planting materials were shown. Mr. Wolf stated the bio-retention would be colorful and non-weed looking and they would also be using MSD recommended material. Mr. Hamilton pointed out on a drawing the view from the southwest perspective. Mr. Wolf explained the west and south façades and said they would like to take the trellis element over the covered seating and pull it around to the south façade that faces Olive Boulevard. Mr. Wolf said the north and east façades are not as primary but they would like to extend the efface cornice bands to those sides. In regards to traffic, Mr. Hamilton pointed out there is no median and Koman is not recommending one be put in at this point. Mr. Hamilton showed a drawing of the site and showed the entrance points and explained their proposal. Mr. Hamilton said they will be taking on the aspects of the project that the TDD originally had planned, they do not want to wait they want to get it done, so they are taking responsibility.

Mr. Hamilton said the goals they are trying to achieve are in line with the Comprehensive Plan, most notably the green line park, public amenities including bike racks and pedestrian seating, streetscaping, pedestrian connections, and a mixture of uses.

Mr. Faron said he appreciates the efforts and changes, however he wants to see a building that makes a statement; he would like to see a water element at the entrance sign and see a sign that is different and accentuate CityPlace campus and address more uses than just The Fresh Market. Mr. Faron also said he would like to see a path from in front of the market to Olive Boulevard. Mr. Hamilton said yes there is an opportunity. Mr. Faron also asked who would be paying for the median. Mr. Hamilton said it was part of the original TDD plan. Lastly, Mr. Faron asked when the truck delivery times would be taking place. Mr. Mark Rubin, 2 CityPlace Drive, explained they would be off peak times. Mr. Rubin also wanted to explain the entrance plan, stating the tenant has a fixture plan and it is “center” oriented and offsetting elements to the side is not conducive to that plan. Mr. Rubin said they have really focused on the glazing techniques on the corner. Mr. Faron wanted to know who would maintain the wood elements on the building, and Mr. Rubin replied Koman Group would be taking care of that. Mr. Faron also asked who would be maintaining the retention pond, to which Mr. Rubin replied Koman would be responsible for that as well.

Mr. Carney asked about having stairs on the north side from CityPlace to The Fresh Market. Mr. Rubin said due to grading issues stairs are not possible.

Mr. David Caldwell, 257 Brooktrail Court, said he agrees with the staff report in regards to site coverage. Mr. Caldwell stated he does not see a utilitarian benefit for a sidewalk on the south side, however it makes more sense to have differentiated pavement pathway to the public transportation facilities. Mr. Caldwell pointed out on a drawing where he thinks seating makes more sense than where it is currently proposed.

Mr. Hamilton said adding seating at the bus stop would be something they would be working with staff on.

Mr. Paul Langdon, Director of Community Development, responded to the median issue first, saying the key player in this is MoDOT and they have not heard from them yet. Mr. Langdon said it is their road and if they require a median then it is required, but they do not know anything in regards to this project at this time. Mr. Langdon said now is the time for the city and the applicant to work together to accomplish this median, but if it is not part of this program now, it will be many years before one exists. Mr. Langdon also said that a site with this kind of visibility and this kind of key relevance to the goals of the Comprehensive Plan there needs to be specifics shown. Mr. Langdon would like more opinion from the Commission in regards to site coverage. Mr. Langdon said site coverage bonus is meant to be a feature that addresses the concerns of the community that are created by having too much site coverage. Mr. Langdon said this site is important to the city and fixing traffic so it becomes more successful is also important to the city. Mr. Langdon said art and transit may play a role in making this project work, but he would like feedback from the Commission as to what direction to go.

Mr. Pullium asked about screening devices on the north side. Mr. Wolf said they it will be screened with ornamental fencing, including the compacter area. Mr. Langdon said the view from Olive Boulevard is unscreened and having the cardboard storage and recyclables is not

okay. Mr. Faron asked if there was thought into closing that area. Mr. Wolf said structural support of that concerns him, coordinating that with the containers along the north edge of the site is an issue, and there are concerns about creating an environment that becomes a haven for vermin, birds, etc. Mr. Wolf also said in order for the compacter to work enclosing the area may not be feasible. Mr. Howard said he feels strongly about coverage from the western perspective. Mr. Hamilton said they are happy to look at the structural impacts of doing the coverage, but he is concerned with trying to screen from an aerial position. Mr. Rubin asked if a taller metal lattice decorative screening would be feasible. Mr. Faron asked if it could be a block wall with a stone cap on it. Mr. Wolf said he understands the major concern and thinks treatment of the wall and stepping it and creating a line that provides some variety and screens the compacting unit would go a long way in scaling down the façade. Mr. Langdon said the applicant needs to be given the opportunity to put together a series of illustrations that show how it would effectively screen.

Dr. Barton said there are politics in how the land was acquired and that is something that is in the background, and it is of his opinion that people want to see something unique and different on this site. In addition, Dr. Barton said Koman has beautiful and modern buildings and is this proposal keeping with that. Mr. Hamilton said he believes the building is different and they want to enhance the pedestrian feel to that area.

Mr. Pullium asked about the seating on the south side of the building being carried around.

Mr. Langdon pointed out the sidewalk and landscape along Olive Boulevard should be set so if another lane does occur the sidewalk is not lost, and asked if the Commission was in agreement that staff should pursue that. The Commission agreed with Mr. Langdon.

There being no further comments, the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Howard motioned to continue Application #13-019 to the meeting of November 18, 2013, to allow the applicant time to address the concerns of the members of the Planning Commission and staff. Dr. Barton seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Dr. Barton – aye
Chair - aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Mr. Carney – aye

B. CONTINUATION OF PUBLIC HEARING

Application #13-018: Request for approval of an amendment to the City Place Master Sign Plan to include new tenant signs.

Applicant/Agent: David Wolf
Arcturis
720 Olive Street, Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 CityPlace Drive
Creve Coeur, MO 63141

Mr. Garrick Hamilton, 2 CityPlace Drive, said there are two aspects of the project. One is the addition of a monument sign to the front of CityPlace 2 and mural signage on the west wall. Mr. Hamilton stated he will bring the whole sign package back to the next meeting and regarding the monument sign, they are going to relocate it from the forward area of the sidewalk to the rear and add a seating element to it. Mr. Hamilton said what is proposed is signage for The Fresh Market on west and south façades. Mr. Hamilton said the proposal shows a square footage of 101 square feet which is a significant departure than what the sign code allows for. Mr. Hamilton said if the sign is confined to a 50 square feet setting it does not serve as identification for the building or tenant. They have proposed a median which is 80 square feet, they believe everything is in taste with the overall building and do not believe it is an obscene departure from the guidelines of the sign code.

Mr. Langdon said the sign is an important element of any business location and this is not entirely an aesthetics question though. Mr. Langdon said one of the sign codes key purposes is to promote a degree of equity between properties, so that there is consistency from one opportunity to another, as far as advertising goes. Mr. Langdon said he recognizes the Master Sign Plan opens certain opportunities that other locations do not have, but that opportunity is supposed to be based on a coordination of signs with a theme or belonging in a package, something creating an overall campus system of signage. Mr. Langdon thinks the present façade with the wood background to the sign can be rescaled and shapes can be changed and then the sign does not look so small when brought to 50 square feet. Mr. Langdon said if the Commission agrees with the applicant that 80 square feet is the right number than he requests some guidance in that regard.

Dr. Barton asked if there was a way to stipulate window signage. City Attorney, Carl Lumley, said there are limits on window signs but the Master Sign Plan supposed to include all signage.

Mr. Faron asked if changes could be made and brought back to the next meeting. Mr. Hamilton asked what the changes they were looking for and said that The Fresh Market logo is a corporate logo. Mr. Faron clarified asking the proposal to show if the sign is illuminated or if it could be bumped out. Mr. Hamilton said the sign is bumped out and is back lit.

Mr. Hamilton asked for as much guidance as the Commission can give and they would like the next meeting appearance to be successful and as administrative as possible.

Mr. Langdon spoke to what is allowed per the sign code. Mr. Langdon also said the objective is to look at this as a sign in and on an important location, but a sign size that goes beyond this tenant because it will stay with the site.

Mr. Hamilton said due to the tenant taking less space on the entrance feature monument sign they would like more prominence on the building signage.

There being no further comments, the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Pullium motioned to continue the discussion on Application #13-018 until November 18, 2013, to allow the applicant time to modify their request to better address the Design

Guidelines and the purpose of the Zoning Code. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Carney – aye	Mr. Howard – aye	Dr. Barton – aye
Mr. Faron – aye	Mr. Rovak – aye	Mr. Pullium – aye
Chair - aye		

6. **NEW BUSINESS**

A. **Application #13-041: Minor site development plan for a 20-foot netting fence surrounding a sports court at 320 Cabin Grove Lane.**

Applicant: Mike and Kelly Beat
320 Cabin Grove Lane
Creve Coeur, MO 63141

Ms. Whitney Kelly, City Planner, said the applicant has asked for a continuance.

Mr. Faron motioned to continue the site plan for a 20 foot black netting fence at 320 Cabin Grove Lane submitted with Application #13-41 to November 18, 2013. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye	Mr. Rovak – aye	Mr. Faron – aye
Dr. Barton – aye	Mr. Howard – aye	Mr. Carney – aye
Chair - aye		

B. **Application #13-044: Approval of a boundary adjustment between 910 & 912 Woodshire Lane, and 11130 Oak Lake Court.**

Applicant/Property Owner: Julie B. McCollum
912 Woodshire Lane
Creve Coeur, MO 63141

Ms. McCollum, 912 Woodshire Lane, said that her and her husband purchased 11130 Oak Lake Court property, which abuts the back of their property. Ms. McCollum said behind the Oak Lake Court house there is wooded area and also a ravine and they have no intention of building as it is unusable space.

Mr. Faron motioned to approve the 910 and 912 Woodshire Lane, and 11130 Oak Lake Court boundary adjustments attached to the staff report in application #13-044 for the meeting of November 4, 2013, subject to the condition that a final drawing is prepared for signature and recording. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Pullium – aye	Mr. Rovak – aye	Mr. Faron – aye
Dr. Barton – aye	Mr. Howard – aye	Mr. Carney – aye
Chair - aye		

7. **WORK AGENDA**

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said The Fresh Market will be returning with site plan and the CityPlace Master Sign Plan, Terra West Apartments will be returning with their site plan revisions, 320 Cabin Grove fence will be presented, an amendment to a CUP at Anis Indian restaurant for outdoor seating will be presented, possibly discussion on Senior Care standards that was mentioned at the last meeting, and a text amendment on drive-thru's on less than 3 acres will be at the first December meeting.

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 8:57 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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APPLICATION TO PLANNING AND ZONING COMMISSION #13-019 FOR SITE CONCEPT AND SITE DEVELOPMENT PLAN APPROVAL OF A 25,653 SQ. FT. RETAIL GROCERY STORE, THE FRESH MARKET

FOR THE MEETING OF: Monday, November 18, 2013, 7:00 PM

LOCATION: 11557, 11561, 11563, & 11569 Olive Boulevard, located at the northeast corner of City Place Drive and Olive Boulevard (see attached map). The property is zoned "CB" Core Business District.

REQUEST: An application has been submitted to amend the City Place Commercial Designed Development Plan for the approval of a site concept and site development plan for "The Fresh Market," a 25,653 sq. ft. retail grocery store, located on the 2.218 acre vacant lot at the northeast corner of Olive Boulevard and City Place Drive.

ADDITIONAL INFORMATION: Ordinance #5316, approved by the City Council on August 12, 2013, allows the applicant to request an increase in the maximum 15-foot setbacks of the CB zoning district. The proposal relies on this provision for all three frontages to varying degrees.

The applicant has revised the building and site plan; the new store design now has 25,653 square feet (gross).

Key Issues:

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

Comp. Plan References

- Central Business District
- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.450(D): Commercial Designed Development Procedure
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

PROPERTY OWNER: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director

11/15/2013
Date

Attached: Applicant's materials, received November 12 and 13, 2013.

BACKGROUND AND ZONING REQUEST

The 2.218-acre subject property is located at the northeast corner of the intersection of Cityplace Drive and Olive Boulevard. This location is the designated “front door” to the Cityplace campus, although other vehicle entrances probably handle more traffic. The site was previously developed with a gas station and a McDonald’s restaurant. Both properties were purchased by The Koman Group and subsequently cleared. The combined properties were resubdivided into a single lot and that lot has remained a grass field for several years. In 2007, The Koman Group received site development plan approval for the “Cityplace North” project that included a four-story office and retail building and an attached four-story parking garage with retail tenants on the ground level, totaling 94,810 square feet. Unfortunately, they were unable to find sufficient occupants to justify construction. Despite receiving a one-year extension, the original approval has now lapsed and the property remains vacant.

The owner is now proceeding with a new concept where the site is developed with a single-tenant building and surface parking. The proposed tenant is “The Fresh Market” although the site is evaluated herein without particular regard for the tenant since the City should assume that the tenant will change at some point. The Planning Commission first reviewed this project at their August 19th meeting. At that time, the Planning Commission voiced concerns with several items:

- The location of the building at the rear of the site was forcing the loading dock into an Olive Boulevard-facing orientation and that was a significant departure from the Comprehensive Plan and Design Guidelines.
- The landscape plan seemed ineffective and also did not follow the Comprehensive Plan and Design Guidelines.
- The building façade appeared as an adornment, contrary to the Comprehensive Plan and Design Guidelines.
- The landscape plantings in the stormwater detention basins were not designed as integral parts of the overall landscape plan.

The applicant has submitted a second set of revised plans intended to respond to these issues and the following report updates the staff analysis accordingly.

The revised building covers a total of 25,653 square feet (the prior design covered 25,490 s.f.) and the parking lot includes spaces for 80 vehicles, although five of those are arranged to be functionally connected with the adjacent Cityplace 6 office tower. An additional 18 parking spaces will be provided in the nearby Cityplace 6 parking garage. The building and parking also allow for a truck court with a “dock-height” loading dock, trash compactor and a recycling storage area. As shown on the attached plans, the building is located at the east edge of the property with the front facing west toward Cityplace Drive. The front setback from Olive Boulevard is approximately 65 feet, assuming an anticipated right-of-way dedication to the Missouri Department of Transportation (MoDOT). The setbacks from Cityplace Drive on the west and north are approximately 162 feet and 10 feet, respectively. The east setback, from the property line shared with McDonald’s, is approximately 10 feet at the northeast corner of the building. The loading dock is located on the northeast corner of the building and faces west toward Cityplace Drive. The landscape is primarily around the outside of the site although planting within the parking lot islands has been increased substantially. Access to the site is via a right-in, right-out driveway on Olive Boulevard and a full access off Cityplace Drive.

The building will be constructed using tilt-up panels, inlaid with brick. Wood panels are used on the south and west building façades for decoration, as well as two elevated trellises, or arbors, over two patio areas in front of the store and three more on the south façade for visual interest. The front is marked by an over-sized entrance feature that extends above the roof-line but does not extend past the front of the primary structure. The north side and rear are similarly treated with largely unadorned inlaid brick panels and no windows but the cornice treatment is carried around the entire structure. The most significant architectural change is the addition of a glass-walled tower element on the southwest corner of the building that adds visual interest and provides wall area for the addition of two “City Place” signs on the south and west facing walls. The pedestrian-level windows have been enlarged, especially on the south façade to give the walls a lighter appearance. The open exterior stair on the rear (west) side of the building remains unchanged.

Approval of this project requires:

- Approval of an amended site concept plan for the entire Cityplace campus as required under the Commercial Designed Development (CDD) procedures.
- Approval of a site development plan for this particular site.
- Approval of an amendment to the Cityplace Master Signage Plan to accommodate the proposed building and monument signs. Note that this particular element is addressed under a separate application (Application #13-018).

All of these elements will require a recommendation from the Planning and Zoning Commission to be forwarded to the City Council for final approval.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Office building	“CB” Core Business	Cityplace Drive
South	Pharmacy, medical office	“CB” Core Business	Olive Boulevard
East	Drive-through restaurant	“CB” Core Business	N/A
West	Inline retail/office	“CB” Core Business	Cityplace Drive

COMPREHENSIVE PLAN REVIEW – UPDATE ONLY

The significance of the Comprehensive Plan in the review of this project has been well established by the prior staff reports for the August 18th and November 4th agendas and they should be consulted for more information. The following is provided in reference to the latest plan revisions.

Overall Goals and Strategies

The prior reviews expressed concern that the bioretention plantings were not well defined and some screening was lacking near the transformer enclosure. These concerns have been addressed with a formalized approach to the bioretention (planted as a perennial border rather than a prairie-style scattering) and the addition of several mixed shrubs between the enclosure and the entrance driveway.

Another key concern was the treatment of the area adjacent to the intersection. The applicant has decided to limit changes from the prior proposal, choosing to locate the sign on the “outside” of the

path and changing the path to paver blocks, versus concrete. Even though the sidewalk is no longer behind the six-foot high wall, the scale of it right beside the sidewalk is not engaging for pedestrians. Since this element is also part of the master sign plan, the applicant has the opportunity to create something more visually effective as a landscape element in the green-line park and not simply a large sign. Further, the new building elevations not only include the larger than standard signs for the tenant, but also now include two signs identifying the City Place campus. As before, the proposal is still little more than just a large sign beside the sidewalk that does not express the goals of the Comprehensive Plan nor does the duplication of sign messages already on the adjacent building.

Central Business District

The relevant Comprehensive Plan goals under this section relate mostly to the site planning and overall design qualities of the project. Specifically reviewed in the prior reports were the inclusion of a median on Olive Boulevard, the location and orientation of the building, and pedestrian features of the design program.

To date, only a verbal comment from MoDOT regarding the median has been received, but it supports the staff belief the project approval should be conditioned on the provision of the median, although the applicant should not be expected to construct all of an enhanced median. Due to the significant contribution to public welfare that such a median would represent, it is further discussed under the CDD and site coverage bonus review below.

Regarding the siting of the building, the applicant and the members of the Planning Commission appear to be in agreement that the west-facing orientation is the most practical compromise layout, as long as there are extensive efforts to obscure the view of the loading dock from Cityplace Drive and the south (Olive) façade is given more attention under the Design Guidelines and Pedestrian Plan. In response to these provisos, the applicant has provided an enhanced screen wall along the loading dock ramp and added as many evergreen shrubs to the landscape in the northwest corner as is compatible with the adjacent bioretention basin. Similarly, additional evergreens have been added immediately south of the transformer enclosure.

Other items added with a positive effect are

- a two-foot concrete apron has been added at the base of the south wall to improve the transition to the asphalt parking surface
- the pedestrian level of windows on the south façade are larger
- a set of arbors have been added that mimic those on the west façade
- the pattern of mullions on the windows is carried over from Cityplace 6;
- the canopy over the main entrance has been raised to allow more light and air at the entrance;
- the north half of the west façade is now used as a storage area for waste cardboard with several wood screens that are styled after the wood wall panels and mechanical screens;
- the tower element has a significant impact on the appearance of the south and west façades; and,
- the reveal line along the sides of the tower add visual identity to the tower.

Staff believe that all of these changes bring the proposal closer to agreement with the Comprehensive Plan and Design Guidelines. The additional signage on the tower might help with

the purposes of the Master Sign Plan, but is contrary to the goals of reducing signage along Olive Boulevard. The members of the Planning Commission should consider eliminating duplicate signage, either through this application or the proposed Master Sign Plan amendment (see Application #13-018). To the extent that there is a variety of design and equity goals related to signage, staff suggest that keeping the building mounted “City Place” signs and eliminating the monument sign represents the best approach.

PEDESTRIAN PLAN REVIEW

The applicant has sized all of the sidewalks appropriately and has included a sidewalk that connects the main storefront with the Olive Boulevard sidewalk. A sidewalk on the east-west portion of Cityplace Drive has not been included due to space limitations.

DESIGN GUIDELINES REVIEW

The design guidelines provide specific design objectives applicable to all new construction within the City of Creve Coeur. Satisfying these guidelines is an important expectation of the Comprehensive Plan and always a matter of review with every proposal before the City. For that reason, they are repeated in this report, as are several review comments since some of the same issues remain from the prior report. To clarify the analysis, the following review is broken into the same sections as the guidelines, and only summaries are provided.

Site Layout

Physical Features and Site Relationships

The following guidelines are important to this proposal:

1. Design site improvements to minimize changes to existing topography when possible. Topography and existing vegetation should be utilized for screening, buffering and transition of uses and developments when practical. Avoid massive grading to create flat building "pads" and avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties and round proposed cut and fill slopes, both horizontally and vertically.
3. Size, design, and orientation of buildings should be sensitive to existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to be sensitive to views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.
5. Unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or must also be screened from view.

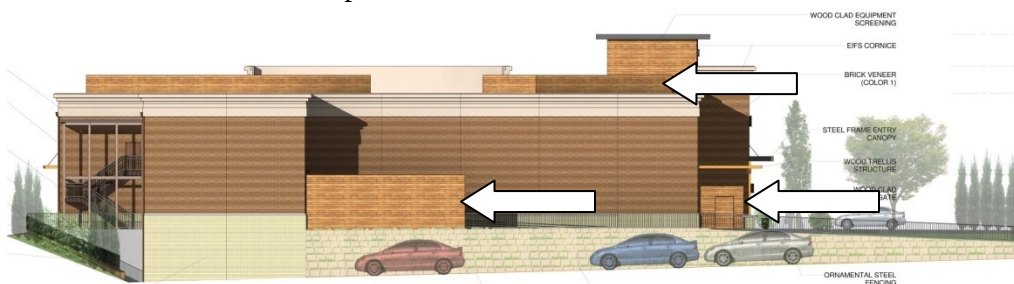


Figure 1: Note addition of loading dock screen wall, cardboard storage screen and enlarged rooftop mechanical screens.

The north side of the building (shown in Figure 1) was of particular concern for the Planning Commission and the applicant has responded by inserting a large screen wall of the same wood materials used elsewhere on the building to hide the compactor and loading dock from view from

Cityplace Drive and most of the occupants of Cityplace 6. The rooftop mechanical screens have also been enlarged such that they become meaningful elements in the visual massing of the building. Lastly, the relocation of the cardboard storage behind the wood screens along the building front eliminates a significant concern in a way that enhances the overall character of the building.

Streetscape/Pedestrian Orientation

Addressing the various concerns of the Comprehensive and Pedestrian Plans, and the Design Guidelines already discussed above, has generally satisfied these guidelines as well. The scale of the corner monument sign is still incongruous with a pedestrian-friendly walkway and, as suggested above, staff suggest that the Master Sign Plan objectives and reasonable identification can be achieved through the wall signs alone.

Buildings

General Architectural Guidelines

As itemized above and shown below, the building has received a number of modifications. Germaine to these guidelines, the addition of the corner tower brings to the structure a feature by which it can be identified; that is, the building character is not so generic. This type of feature has the added attraction of substantially improving the character of the space at night. Indeed, a condition of approval has been included in the draft ordinance that stipulates to this feature. The increase in the window sizes has a similar effect and gives the structure a lighter, more retail appearance.



Figure 2: Note improved massing of design and elaboration of pedestrian level details such as the masonry arbor post bases, cardboard screens and raised planters.

Scale

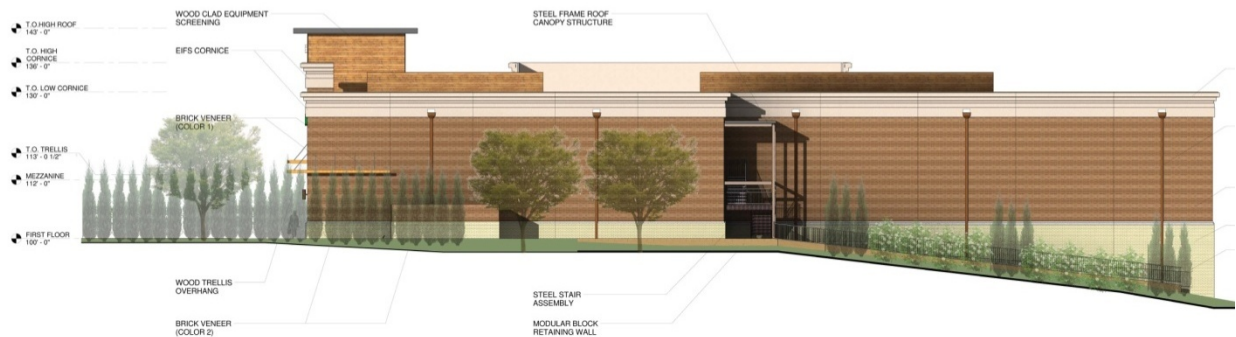
The addition of planters, arbors and more complex planting design throughout the site has improved the pedestrian scale. Items such as the masonry post bases on the arbors and the decorative panels screening the cardboard storage are significant additions.

Design

The latest revision to the design returns the full roof-top mechanical screen and, with the addition of the tower, the arbors, the cardboard storage screens, and the loading dock screen, the building has a much improved layering of surfaces and materials and gives an impression of a more substantial building behind the exterior finish. The continuation of the cornice around the building has also improved the four-sided design aspect, but the east side is still somewhat lacking even though that is the side adjacent to the McDonald's location and somewhat less obvious to the public as a result.



NORTH ELEVATION



EAST ELEVATION

Figure 3: Note layers of surfaces and continuation of cornice around the building.

Relationship to Neighboring Development

The building materials have been chosen for compatibility with the surrounding structures although the single-tenant nature of this building and the underlying warehouse style construction (tilt-up box) are not in keeping with the nearby structures and not supported by the design guidelines. The added elements have improved the overall interest of the building to help give it a similar degree of visual appeal as the surrounding buildings (see Figure 3 above).

Materials/Colors

The revised design shows a comparatively thorough use of the materials and a color palette that is appropriate given the other City Place buildings nearby. One significant material change is the use of true windows (“vision glass”) in several places where spandrel (black) glass had been previously proposed. Where hard elements, such as produce coolers, are located immediately behind a window location, staff suggest that frosted or filmed glass is more desirable than spandrel glass. In other locations where ultraviolet intrusion into the produce display area is a concern, staff again recommend the use of UV blocking films rather than opaque glass and a condition of approval has been added to that effect.

Building Services

As discussed above, the truck court was an area of concern with the prior design and over which a lot of the prior discussion with the Commission was centered. The applicant has pursued the wishes of the Commission with the addition of the screen wall, the relocation of the cardboard storage behind an attractive barrier and the increase in evergreen planting adjacent to the nearby bioretention basin. Although it remains the goal of the Design Guidelines to have such areas not visible from the public rights-of-way, staff recognize that the other limitations of the site make this very difficult to achieve with this site and the only option not employed by the applicant is a fully enclosed dock area. While effective at screening the dock area entirely, it will be difficult to design a door that does not resemble the loading dock door and is not subject to damage from the rather coarse treatment to which such facilities are generally subject.

Landscape Design

The only remaining concern from the prior staff report was the actual design of the bioretention areas. This has now been provided and, as mentioned earlier, it is patterned after a perennial border which, in this setting, is preferable to a prairie-style or random planting pattern.

Miscellaneous

Signage

This issue is discussed above and is explored in greater detail in Application #13-018, but it is worth noting again that the monument sign stands at a location that could be better utilized as a campus entry monument and possible pedestrian amenity rather than simply being a big sign on the corner. The addition of the “City Place” signs on the building diminish the need for campus entry signage at the corner and they would probably have a more dramatic visual impact than the ground level sign.

Parking

Although the opportunity to design the building for a true corner location, with the parking behind and to the side, appears to have passed, the applicant has brought a thorough and attractive landscape design to all available locations within the parking lot. A substantial quantity of the required parking has also been moved to the nearby Cityplace 6 parking garage thereby reducing the amount of open asphalt on this site.

ZONING CODE REVIEW

Commercial Design Development (CDD)

If the location of the building is accepted by the Planning Commission, the only outstanding zoning issue is the site coverage bonus. It was suggested by members of the Commission at the last

meeting that an extraordinary effort to screen the truck court and the cardboard storage, in combination with continued improvements to the design qualities of the building, could be accepted as a reasonable offset to the additional campus site coverage being proposed. The proposed screenings are certainly more than typically provided and they do have aesthetic qualities that improve the over design but, given that the screening of loading docks is a general expectation of the Design Guidelines, it is a fairly debatable issue whether or not they alone satisfy the site coverage bonus expectations.

However, with the support of the MoDOT, the construction of a median on Olive Boulevard to improve access management in this area would represent a significant public improvement. In an effort to limit the cost of such improvement for the applicant, staff suggest that the median be four to six feet wide with the applicant only providing sufficient right-of-way dedication, the installation of the raised curbing and the burial of adequate conduits for future lighting and irrigation. All lighting and landscaping interior to the median would be the responsibility of the City and/or the Olive Boulevard TDD. The attached draft ordinance assumes this installation, but can be readily modified if so dictated by the Commission.

One additional consideration that could also be applied to a site coverage bonus would be the installation of an outstanding landscape feature adjacent to the intersection of Cityplace Drive and Olive Boulevard. This is the area currently proposed to be dominated by a monument that, as described earlier, does not serve an identification purpose not already accomplished by the proposed building signs (See Application #13-018) and that currently is not an effective expression of the “green-line park” concept encouraged by the Comprehensive Plan. Such a feature, as a part of the site coverage bonus, is identified in the draft ordinance. If the members of the Planning Commission wish to modify or remove this item, they should specifically move to do so in the course of their deliberations.

SUMMARY AND CONCLUSION

The latest evolution of this project has produced a number of key improvements and a draft ordinance has been prepared for the Planning Commission’s consideration. Nonetheless, the following are issues that are ultimately subject to the Commission’s scrutiny and may require further discussion with the applicant before the Commission is prepared to vote on a recommendation to the City Council:

- The loading dock is still visible from Cityplace Drive to a limited extent. Additional methods of screening this area are problematic from a design and maintenance perspective but, to the extent that the design does not fully meet with the goals of the Comprehensive Plan and the Design Guidelines, the Commission may wish to discuss it further with the applicant.
- The rear of the building is improved and is the least visible side, but it is clearly the back of the building and if the Commission is concerned about its visibility from Olive, they may wish to see photo-simulations or pursue additional changes from the applicant.
- The monument sign is improved but still does not advance the “green line park” approach to the streetscape and is rendered redundant by the over-sized tenant signs and the addition of the City Place signs on the building.
- Efforts have been made to address the question of the site coverage bonus, but the Commission will still need to evaluate the merits of those efforts and the additional suggestions of staff.

- The construction of a median on Olive Boulevard has not been resolved but MoDOT has indicated their support for it. A condition requiring a minimal level of construction has been included in the draft ordinance in consideration of the site coverage bonus, but the outcome of this issue is still dependent on a number of parties beyond the Planning Commission.

ACTION AND MOTION

Staff believe that the project has advanced significantly and have prepared a draft ordinance for the Commission's consideration. Codifying the solution to some of the issues (identified above) has required some assumptions in the ordinance and the members of the Commission should amend the draft accordingly if other outcomes are preferred.

At such time as the Commission is satisfied that all issues have been adequately addressed, the following is an example of an appropriate motion on a recommendation:

I move to approve the Cityplace CDD and concept plan and approve the site development plan for the Fresh Market proposal subject to the conditions contained in the draft ordinance attached to the staff report on Application #13-018, date November 18, 2013.

If the members of the Planning Commission are not able to resolve certain issues with the applicant and wish additional time to pursue further modifications, staff suggest the following as an example of an appropriate motion for an additional continuance:

"I move to continue Application #13-019 to the meeting of December 2, 2013, to allow the applicant time to address the concerns of the members of the Planning Commission and staff."

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

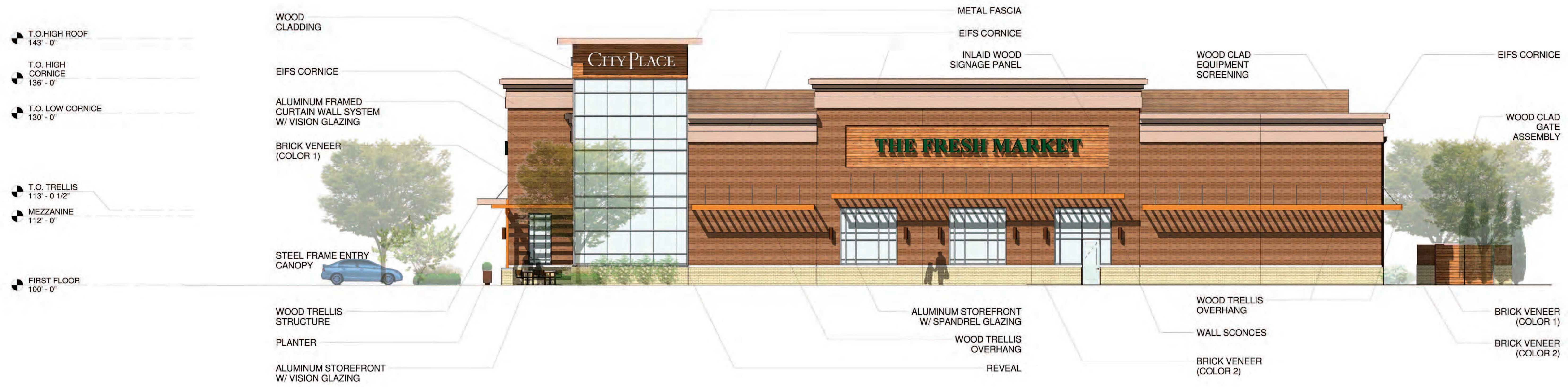
Included and attached by reference.

APPENDIX 2: ZONING CODE

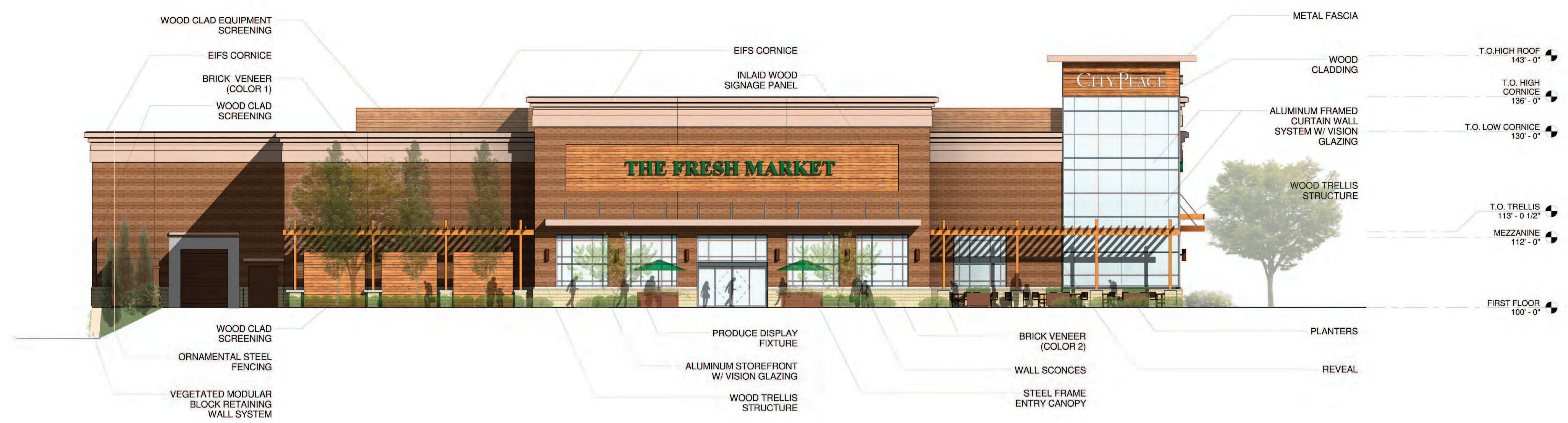
Included and attached by reference.

APPENDIX 3: AERIAL MAP OF SUBJECT PROPERTY

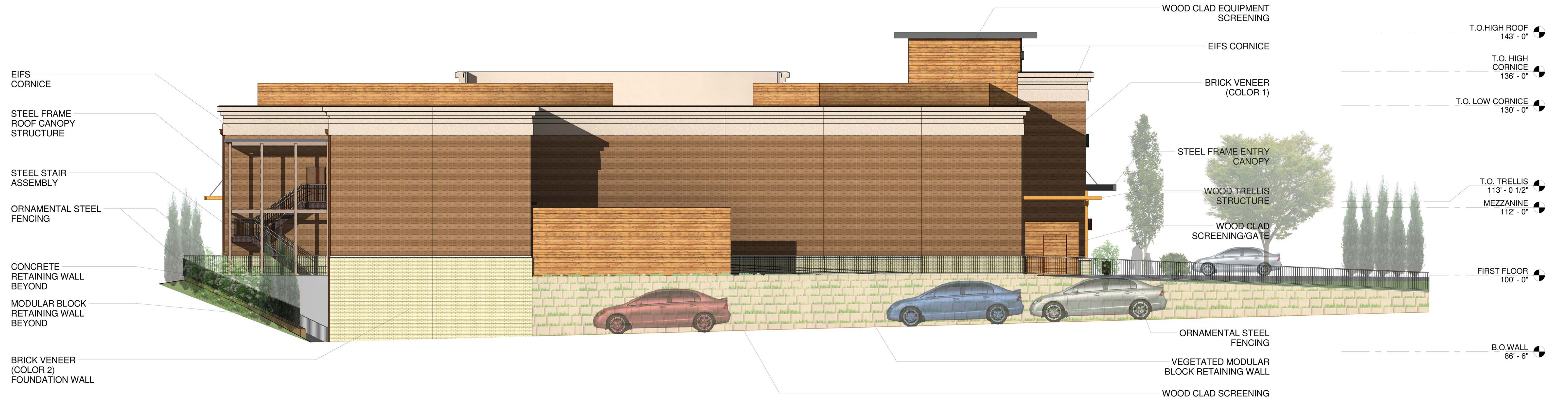




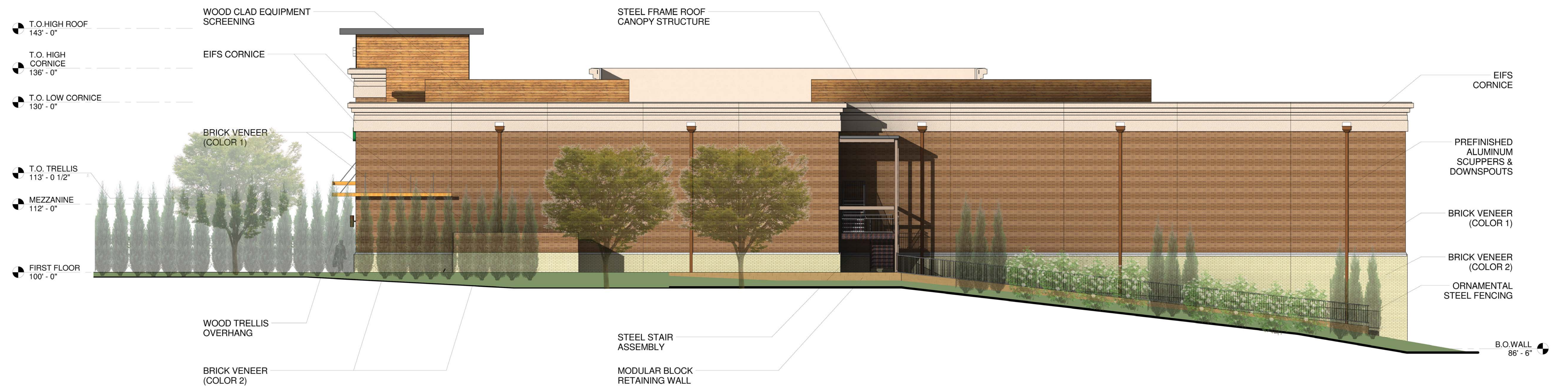
SOUTH ELEVATION



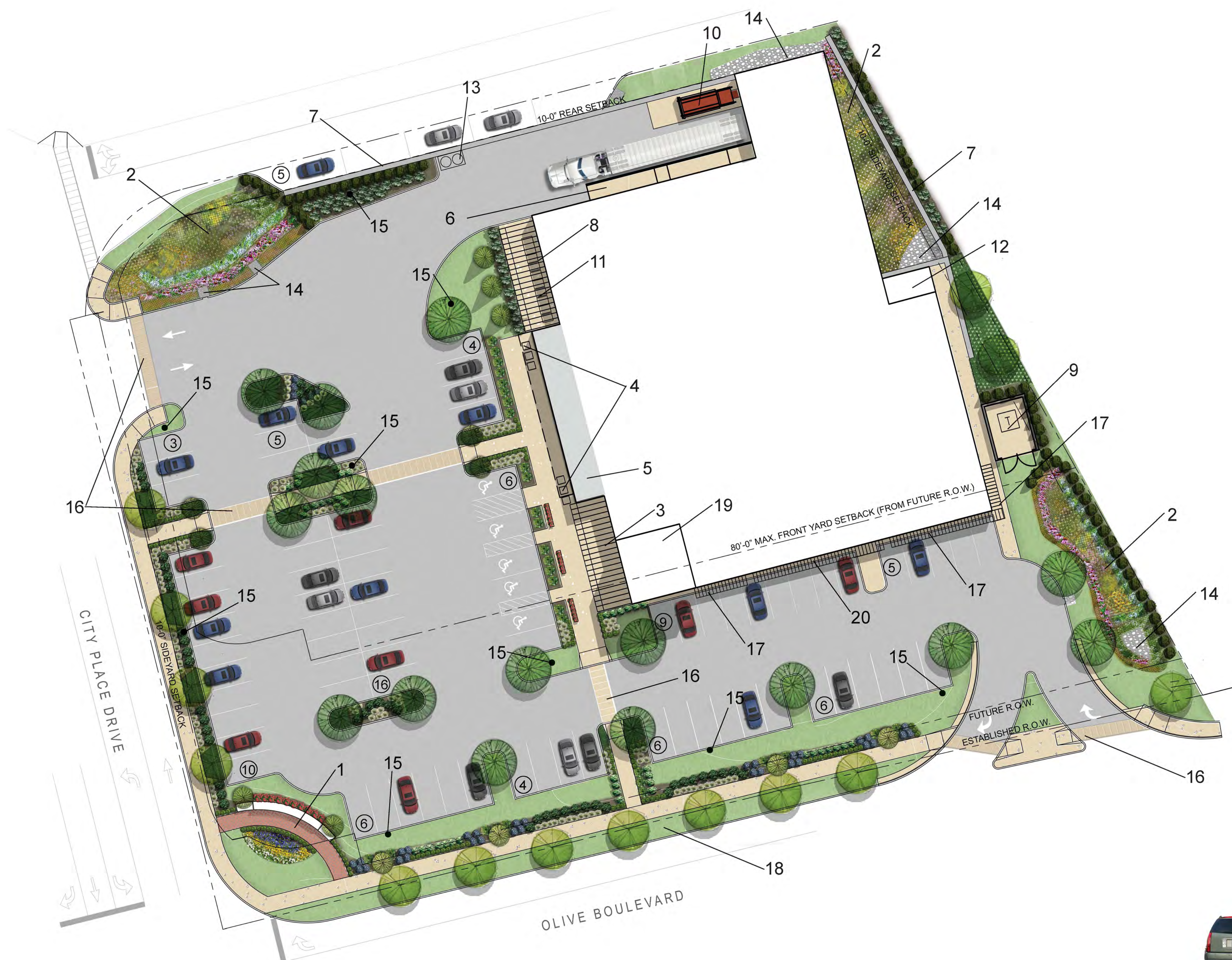
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PROPOSED ONE-STORY STRUCTURE

22,263 SF MAIN FLOOR
 3,390 SF MEZZANINE
 25,653 GSF TOTAL, 36' HIGH, (43' AT CORNER FEATURE)

SITE PARKING:

85 SPACES REQUIRED (4 SPACES PER 1,000 SF MINUS MEZZANINE AND LOADING DOCK AREAS)
 85 SPACES PROVIDED (INCLUSIVE OF 5 ACCESSIBLE SPACES AND 5 PARALLEL SPACES PROVIDED AT NORTH EDGE OF SITE)

SITE COVERAGE:

TOTAL SITE AREA = 2.21 ACRES
 VEHICLE/SURFACE/BUILDING AREA = 1.79 ACRES
 COVERAGE AREA = 70% PER CAMPUS OVERLAY

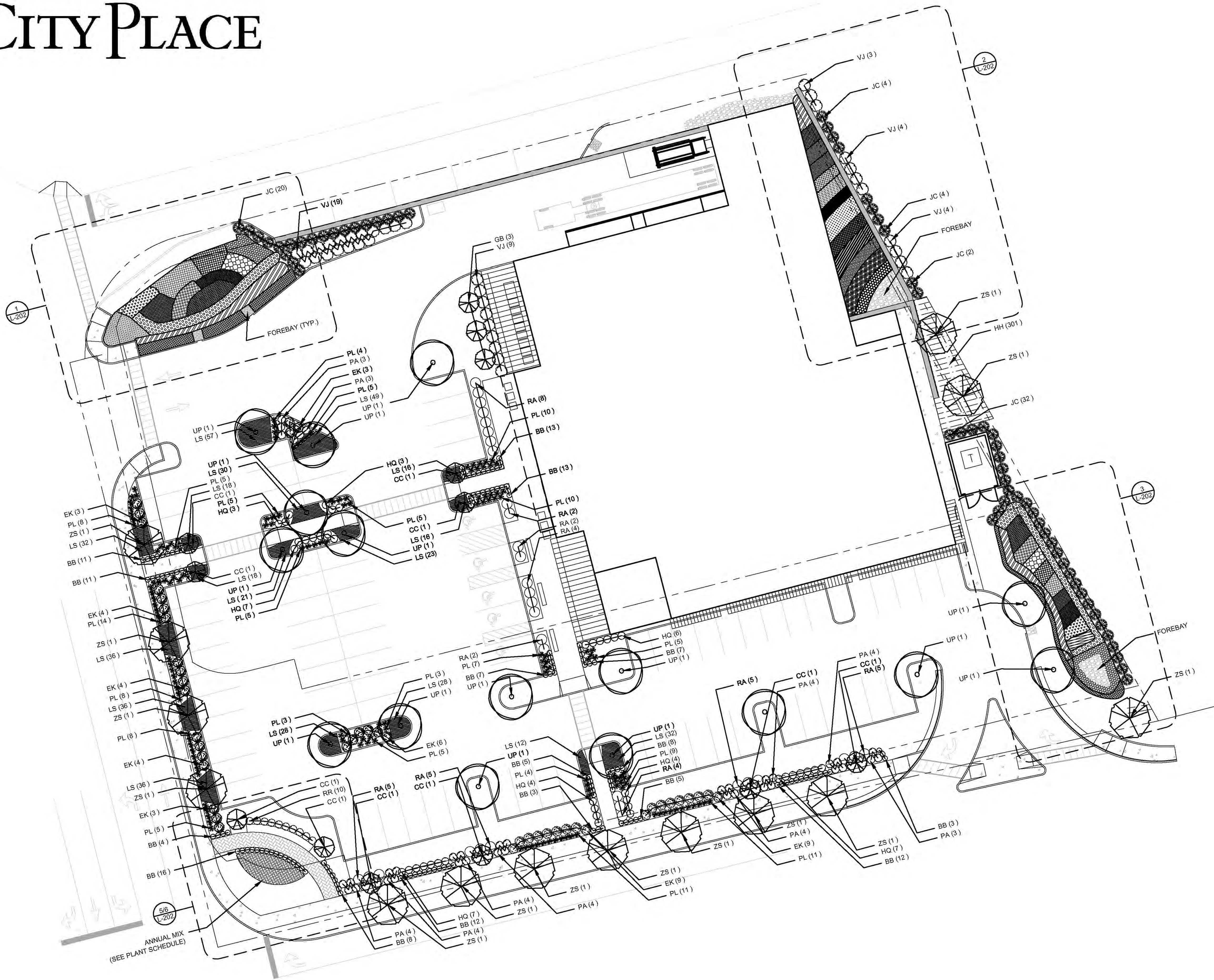
SETBACKS:

FRONT = 80'-0" MAX.; 80'-0" PROVIDED
 SIDES = 10'-0"; 10'-0" PROVIDED
 REAR = 10'-0"; 10'-0" PROVIDED

PLAN KEY:

1. MONUMENT SIGN/SEATING
2. BIORETENTION AREA
3. TRELLIS-COVERED SEATING AREA
4. PRODUCE STANDS
5. ENTRY VESTIBULE
6. DOCK RAMP
7. RETAINING WALL
8. GREASE CONTAINER PAD
9. TRANSFORMER PAD
10. TRASH COMPACTOR
11. TRELLIS-COVERED CARDBOARD STORAGE
12. COVERED EGRESS STAIR
13. GREASE INTERCEPTOR (BELOW GRADE)
14. FOREBAY
15. LIGHT POLE
16. TEXTURED PAVING
17. TRELLIS OVERHANG
18. POTENTIAL BUS STOP
19. CORNER FEATURE
20. CONCRETE CURB/WHEEL STOP





PLANT SCHEDULE							
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING
TREES							
CC	10	Cercis canadensis		Redbud	2" Cal.	BB	As Shown
GB	3	Ginkgo biloba	'Fastigiata'	Columnar Ginkgo	3" Cal.	BB	As Shown
JC	62	Juniperus chinensis	'Spartan'	Spartan Juniper	6'	BB	48" O.C.
UP	16	Ulmus parvifolia		Chinese Elm	3.5" Cal.	BB	As Shown
ZS	14	Zelkova serrata		Japanese Zelkova	3.5" Cal.	BB	As Shown
SHRUBS							
BB	138	Buxus	'Green Velvet'	Green Velvet Boxwood	3 Gal.	Cont.	24" O.C.
EK	45	Euonymus kiautschovicus	'Manhattan'	Manhattan Euonymus	5 Gal.	Cont.	48" O.C.
HQ	41	Hydrangea quercifolia	'Sike's Dwarf'	Oakleaf Hydrangea	5 Gal.	Cont.	36" O.C.
RA	42	Rhus aromatica	'Gro-low'	Grow Low Fragrant Sumac	5 Gal.	Cont.	48" O.C.
RR	10	Rosa radrazz	'Knockout'	Knockout Rose	5 Gal.	Cont.	36" O.C.
VJ	39	Viburnum x juddii		Judd Viburnum	3'	BB	54" O.C.
GRASSES/PERENNIALS/BULBS							
PL	150	Pennisetum alopecuroides		Fountain Grass	3 Gal.	Cont.	30" O.C.
PA	37	Perovskia atriplicifolia		Russian Sage	3 Gal.	Cont.	36" O.C.
GROUND COVER							
HH	301	Hedera helix		English Ivy	1 Quart	Cont.	18" O.C.
LS	488	Liriope specata		Liriope	1 Quart	Cont.	18" O.C.



3 TYPICAL STREETSCAPE ELEVATION ALONG OLIVE



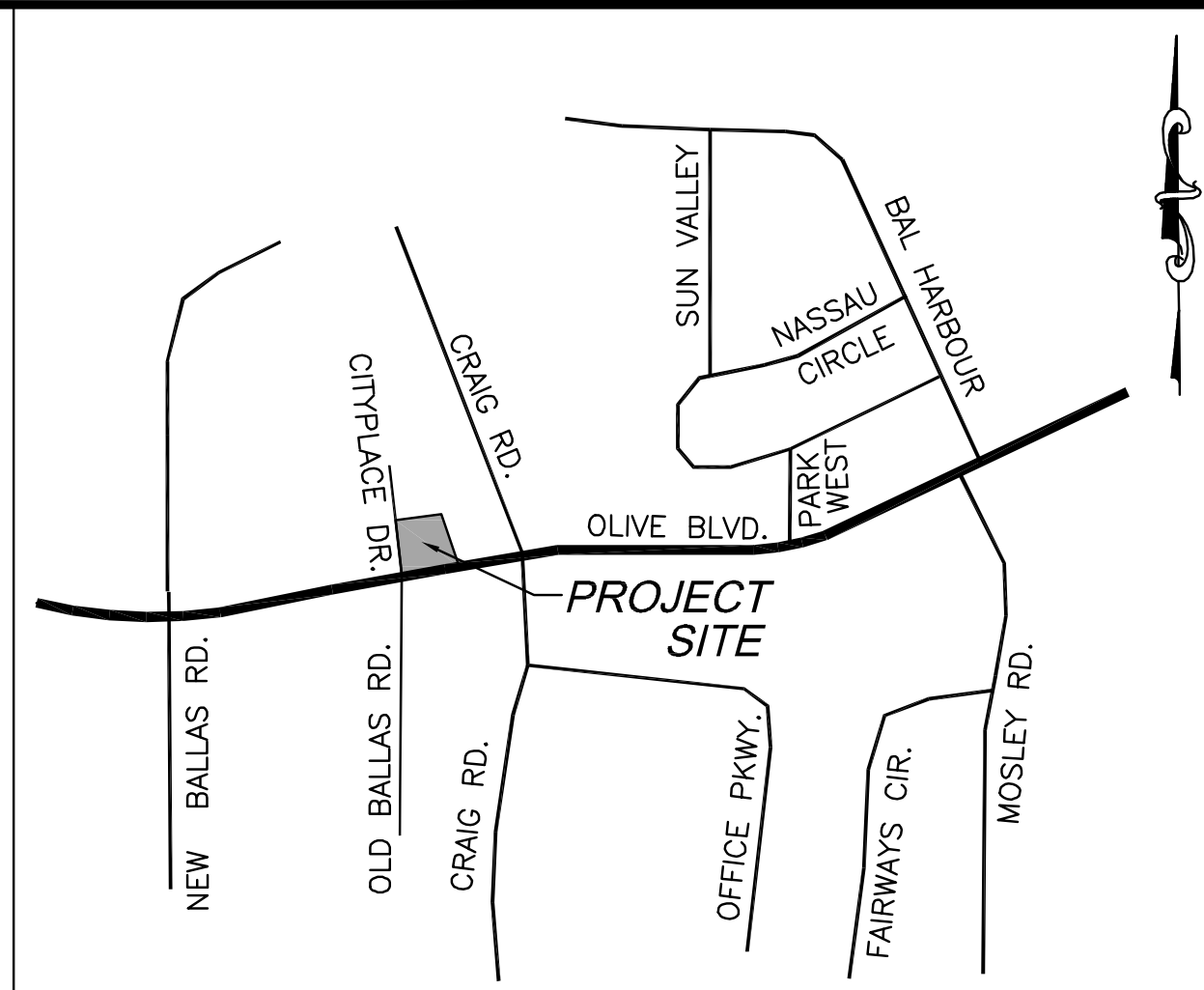
4 TYPICAL STREETSCAPE SECTION ALONG OLIVE

1 LANDSCAPE PLAN



A SITE DEVELOPMENT PLAN FOR: CITYPLACE VII - THE FRESH MARKET

A TRACT OF LAND BEING PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

INDEX

- C0.1 SITE DEVELOPMENT PLAN
- C0.2 GRADING AND DRAINAGE PLAN
- C0.3 SITE CROSS SECTIONS
- C0.4 AUTOTURN EXHIBIT

LEGEND

- 000 EXIST. CONTOUR
- 000 PROP. CONTOUR
- 662.70 ASSUMED SPOT ELEV.
- 664.00 ASSUMED FUTURE SPOT ELEV.
- EXIST. STORM MANHOLE
- EXIST. TELEPHONE BOX
- EXIST. WATER METER
- EXIST. TREE
- EXIST. CLEANOUT
- EXIST. POWER POLE
- EXIST. GUY WIRE
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. BOLLARD
- G EXIST. GAS LINE
- TE EXIST. TELEPHONE
- W EXIST. WATER LINE
- UE EXIST. ELECTRIC
- SS EXIST. SAN. SEWER
- X EXIST. FENCE
- SS PROP. SANITARY
- SS PROP. STORM
- SS PROP. STORM INLET

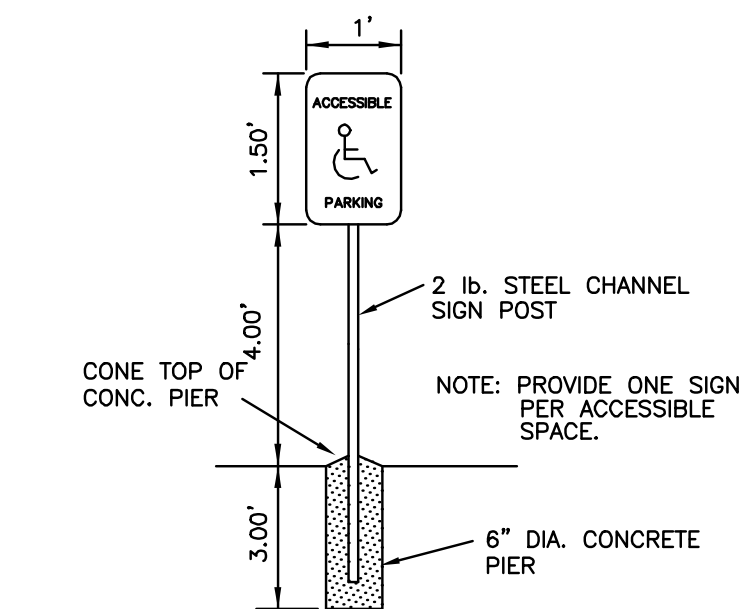
UTILITY NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.

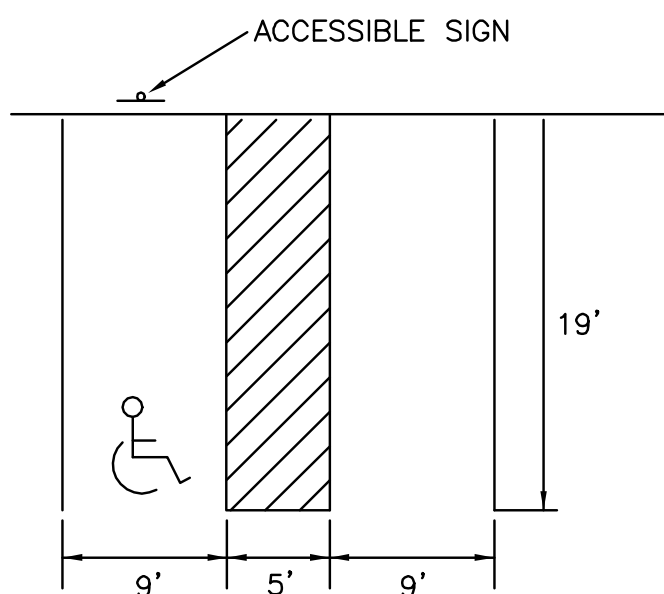


BENCHMARK

13-212 ELEVATION 621.70 - "STANDARD ALUMINUM DISK" STAMPED SL-23 1990
DISK IS SET BETWEEN COEUR DE VILLE DRIVE AND THE WEST
R/W FENCE OF HWY. I-270; 68' SOUTH OF THE CENTERLINE
INTERSECTION OF COEUR DE VILLE COURT AND
COEUR DE VILLE DRIVE.



ACCESSIBLE PARKING SIGN DETAIL



PARKING STALL DETAILS

PERTINENT DATA

EXISTING ZONING: CORE BUSINESS DISTRICT
PROPOSED ZONING: CORE BUSINESS DISTRICT
SCHOOL DISTRICT: PARKWAY
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
PHONE: (314) 432-5570
SEWER SERVICE: METROPOLITAN ST. LOUIS SEWER DISTRICT
PHONE: (314) 768-6272
WATER SERVICE: MISSOURI AMERICAN WATER CO.
PHONE: (636) 938-8655
GAS SERVICE: LACLEDE GAS COMPANY
PHONE: (636) 723-0494/(636) 946-6170
ELECTRIC SERVICE: AMEREN UE
PHONE: (636) 639-8311
WATERSHED: CREVE COEUR CREEK
FEMA FLOOD PANEL MAP: MAP # 28189C0162 H, DATE: AUG. 2, 1995

BUILDING AREA

GROCERY STORE 22,263 SF
SITE AREA 96,595 SF
F.A.R. = 22,263 SF/96,595 SF = 0.23

SETBACKS REQUIRED

FRONT 80' (MAXIMUM)
SIDES 10'
REAR 10'

PARKING REQUIRED

GROCERY STORE - 4/1000 SF GROSS FLOOR AREA
TOTAL REQUIRED PARKING 103 PS
TOTAL PROVIDED PARKING 85 PS
PROVIDED PARKING (FRESH MARKET) 80 PS
PROVIDED PARKING (CITY PLACE DRIVE) 5 PS
TOTAL REQUIRED ACCESSIBLE PARKING 5 PS
TOTAL PROVIDED ACCESSIBLE PARKING 5 PS

COVERAGE AREA

VEHICLE SURFACE/BUILDING AREA* = 25.26 AC. 27.05 AC.
TOTAL SITE AREA* = 38.44 AC. 38.44 AC.
COVERAGE AREA* = 66% 70%
* CALCULATIONS INCLUDE ENTIRE CITY PLACE SUBDIVISION

PRELIMINARY STORM CALCULATIONS

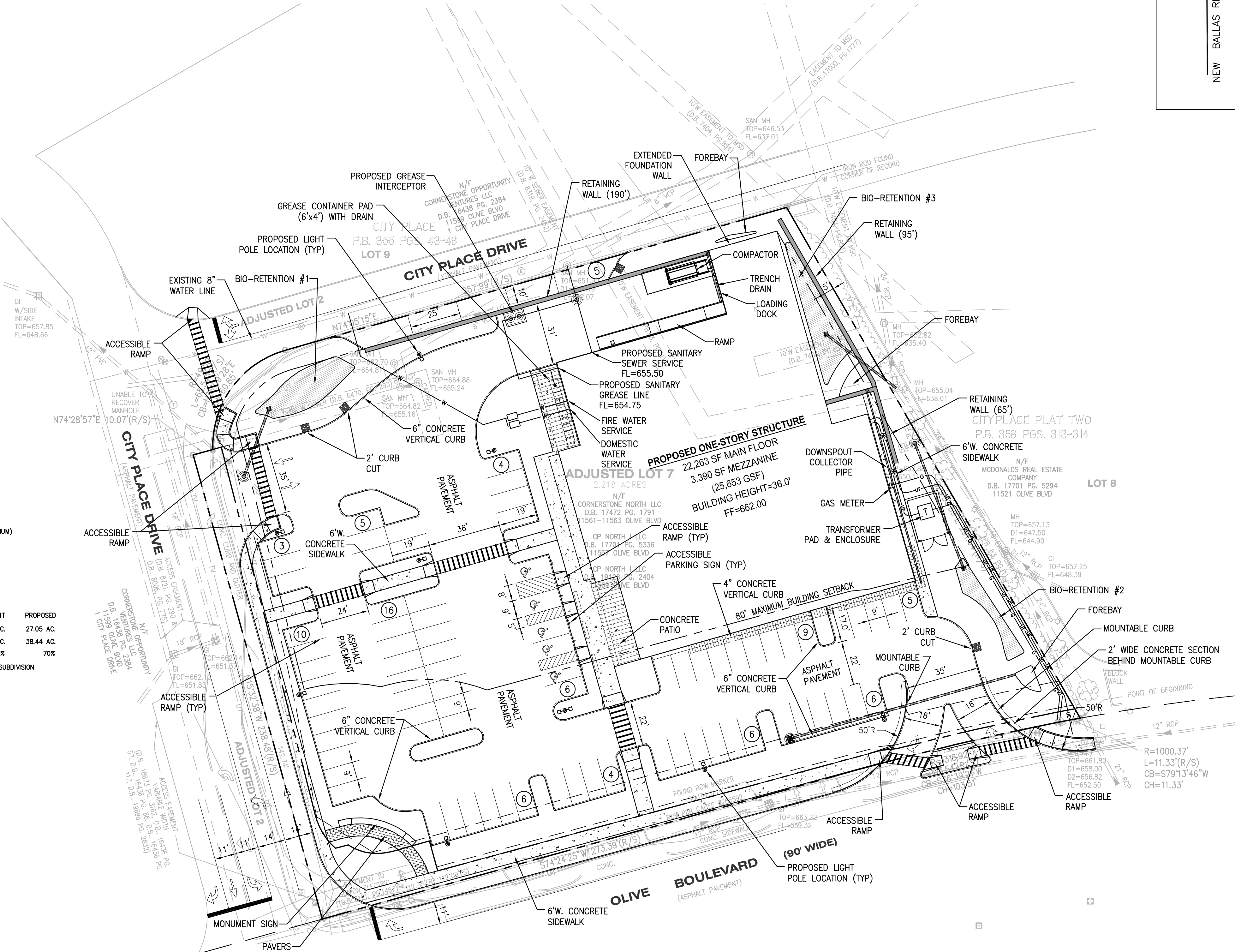
PREDEVELOPED SITE:
GRASS AREA = 2.20 AC.
HARD SURFACE/BUILDING AREA = 0.02 AC.
TOTAL = 2.22 AC.
STORM FLOW = 1.70 x 2.20 AC. + 3.54 x 0.02 AC. = 3.81 CFS

DEVELOPED SITE:
GRASS AREA = 0.43 AC.
HARD SURFACE/BUILDING AREA = 1.79 AC.
TOTAL = 2.22 AC.

STORM FLOW = 1.70 x 0.43 AC. + 3.54 x 1.79 AC. = 7.07 CFS
(REQUIRED STORM WATER DETENTION IS PROVIDED BY EXISTING LAKE)
(REQUIRED STORM WATER QUALITY MEASURES ARE SHOWN ON PLAN)

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CREVE COEUR, MISSOURI.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- A.D.A. RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
- LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCES(S) AND GUIDELINES(S).
- BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER COMMUNITY PANEL NO. 28189C0162 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- ALL EXISTING SURFACE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT TO BE REMOVED.
- OLIVE BOULEVARD ROAD IMPROVEMENTS SHOWN ON THIS PLAN BY CBB ENGINEERING, DATED 9/27/05, ARE FOR INFORMATION ONLY.



THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 63141

DEVELOPER/OWNER:

CITYPLACE PLAT TWO
ADJUSTED LOT 7
11557, 11569, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141

DESIGN/CALC BY: BSJ
DRAWN BY: BSJ
CHECKED BY: EWM
DRAWING SCALE: AS SHOWN
DATE: 10/25/13
Job Number: 13-0033
Sheet Number: C0.1

ST. LOUIS
3015 18th Street
St. Louis, MO 63103
314.984.9887 tel/
314.984.9887 fax

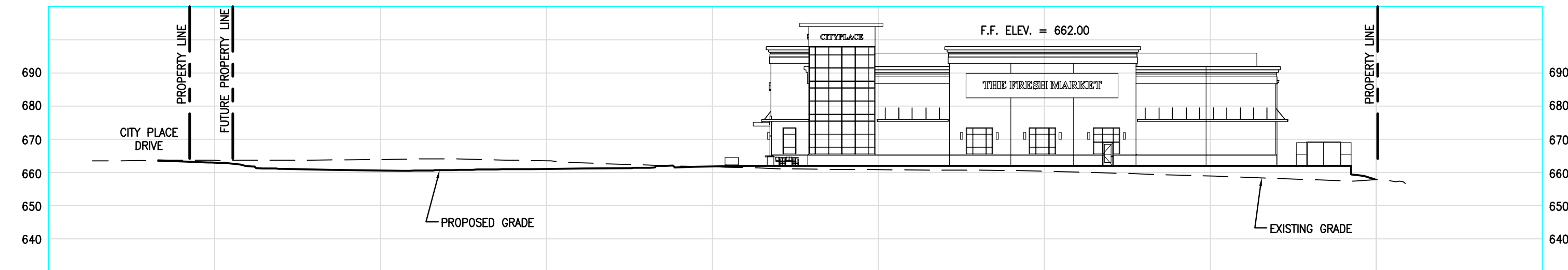
COLE
CIVIL ENGINEERING & SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

MISSOURI ONE CALL SYSTEM, INC.
STOP CALL BEFORE YOU DIG!

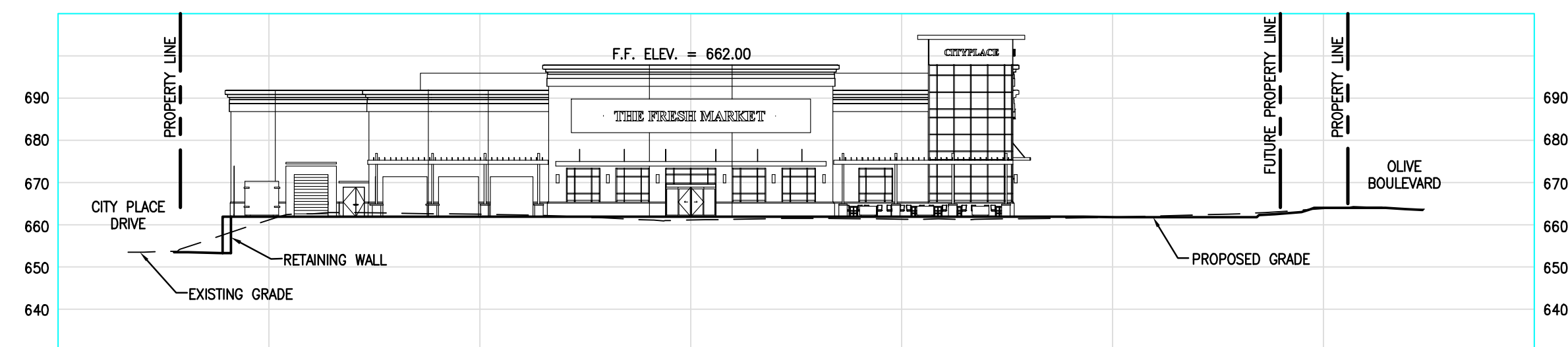
1-800-616-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

MSD P.N.O.

BASE MAP:



1 SITE CROSS SECTION A-A



2 SITE CROSS SECTION B-B

SCALE: 1"=30' HORIZ. 1"=30' VERT. REF. DWG. C0.2

USER: Brian Jokerst TAB: SITE SECTIONS
DATE: November 12, 2013 - 11:14:40 AM
DRAWING: S:\JOBS\jobs2013\13-0033\C3D-DWG_-C-Out\SDP\0_SDP_13-0033.dwg

MSD P.NO.

BASE MAP:

DESIGN/CALC BY	BSJ
DRAWN BY	BSJ
CHECKED BY	EWM
DRAWING SCALE	AS SHOWN
DATE	10/25/13
Job Number 13-0033	
Sheet Number C0.3	

COLE

+ ST. LOUIS
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314.984.9887 tel

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

**CITYPLACE PLAT TWO
ADJUSTED LOT 7**
11557, 11569, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141

SITE CROSS SECTIONS

CIVIL ENGINEERS

CORPORATE
ENGINEERING
CERTIFICATE
#001165

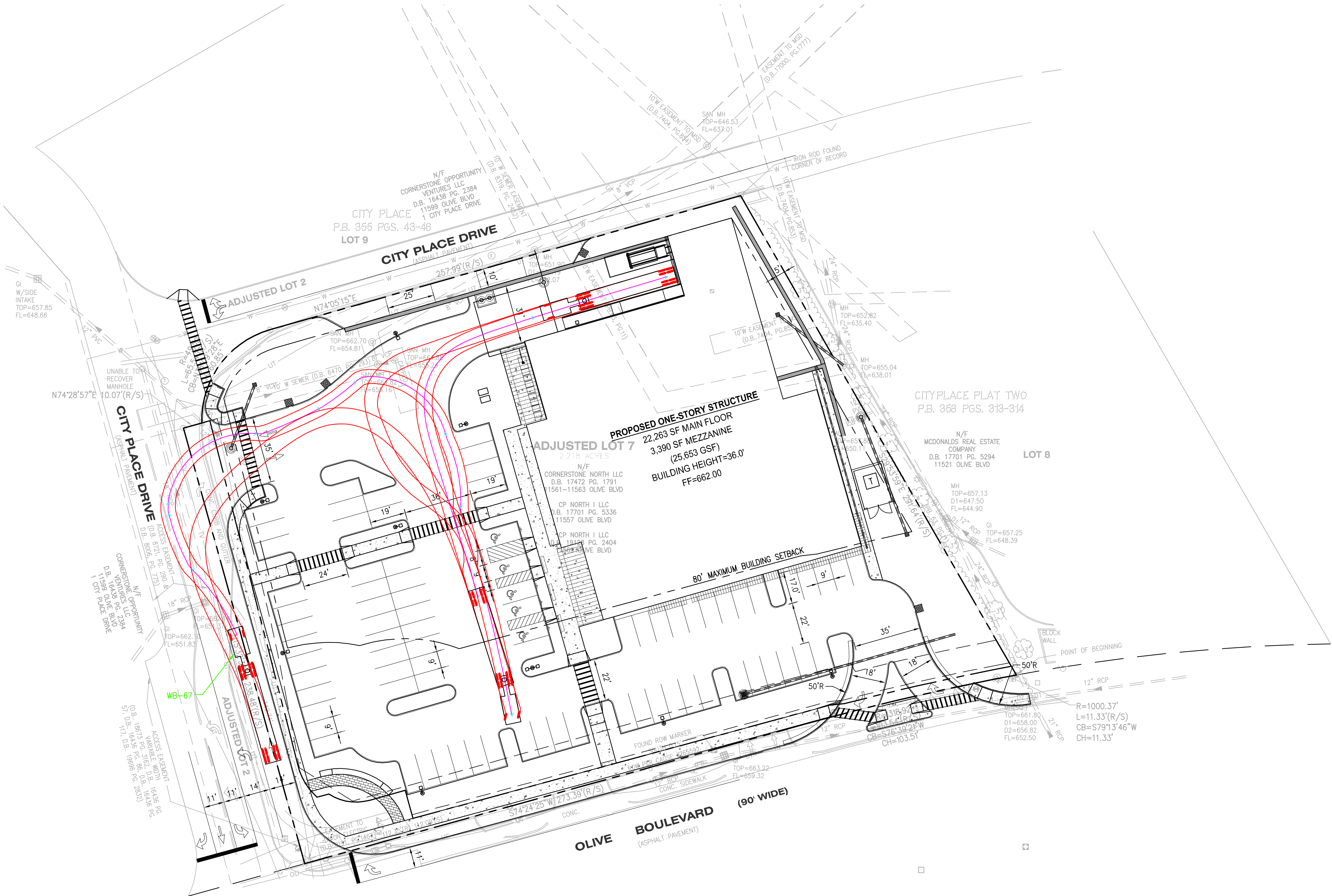
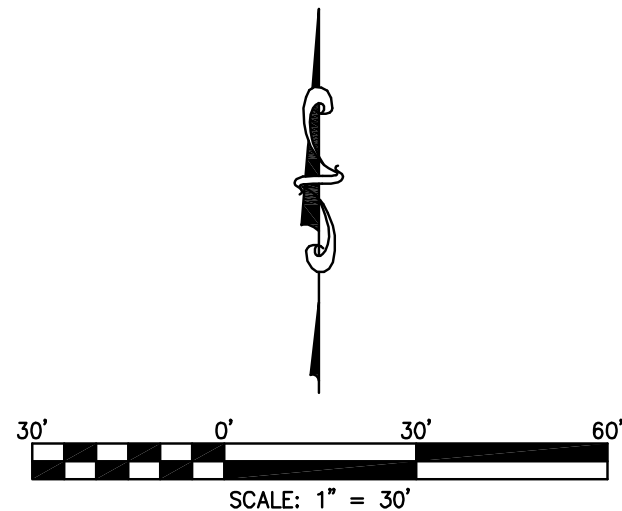
ERIC W. MORFF
PE-2002003208

11/12/13

THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 63141

DEVELOPER/OWNER:

[illegible]



USER: Brian Johnson TAB: AUTOTURN
DATE: November 12, 2013 - 11:14:55 AM
DRAWING: S:\JOBS\Job2013\13-0033\CD-DWG_C-04\SPK10_SDP_13-0033.dwg

BASE MAP:
MSD P.N.O.

DESIGN/CALC BY	BSJ
DRAWN BY	BSJ
CHECKED BY	EWM
DRAWING SCALE	AS SHOWN
DATE	10/25/13
Job Number	13-0033
Sheet Number	C0.4

+ ST. LOUIS
2108 1/2 Street
Suite 200
St. Louis, MO 63103
314.984.9887 tel

COLE

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

**CITYPLACE PLAT TWO
ADJUSTED LOT 7**
11557, 11569, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141

AUTOTURN EXHIBIT

CIVIL ENGINEERS
CORPORATE
ENGINEERING
FIRM
#001165

ERIC W. MORFF
PE NO. E-200203208
11/12/13

STATE OF MISSOURI
PROFESSIONAL ENGINEER
ERIC W. MORFF
#001165
PE-200203208

DEVELOPER/OWNER:
THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 63141

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE.



TREE REMOVAL AND REPLACEMENT CHART

PROJECT NAME: The Koman Group - Fresh Market
PROJECT NUMBER: 12-2137.00
DATE: 11/07/2013

PREPARED BY: ARCTURIS, INC.

EXISTING TREE SCHEDULE						
ID Number	Species	Evergreen/ Deciduous	Size (caliper Inches)	Condition	TBR or Remain	Comment
1	Hornbeam	Deciduous	1	Fair	TBR	
2	Hornbeam	Deciduous	1	Fair	TBR	
3	Elm	Deciduous	3	Fair	TBR	
4	Hornbeam	Deciduous	1	Fair	TBR	
5	Hornbeam	Deciduous	3	Fair	TBR	
6	Elm	Deciduous	3	Fair	TBR	
7	Elm	Deciduous	3	Fair	TBR	
8	Elm	Deciduous	3	Fair	TBR	
9	Redbud	Deciduous	12	Poor	TBR	Aging
10	Redbud	Deciduous	15	Poor	TBR	Aging
11	White Pine	Evergreen	12	Good	TBR	
12	White Pine	Evergreen	12	Good	TBR	
13	White Pine	Evergreen	12	Good	TBR	
14	White Pine	Evergreen	8	Good	TBR	
15	White Pine	Evergreen	6	Good	TBR	
16	White Pine	Evergreen	6	Good	TBR	
17	White Pine	Evergreen	4	Good	TBR	
18	White Pine	Evergreen	12	Good	TBR	
19	White Pine	Evergreen	12	Good	TBR	
TOTAL CALIPER INCHES REMOVED						129

REPLACEMENT TREE SCHEDULE*				
Quantity	Species	Evergreen/ Deciduous	Size (caliper / Height)	Comment
3	Ginkgo	Deciduous	3	Street Tree
16	Chinese Elm	Deciduous	3.5	Shade Tree
14	Zelkova	Deciduous	3.5	Street Tree
10	Redbud	Deciduous	2	Ornamental
TOTAL CALIPER INCHES REPLACED				134

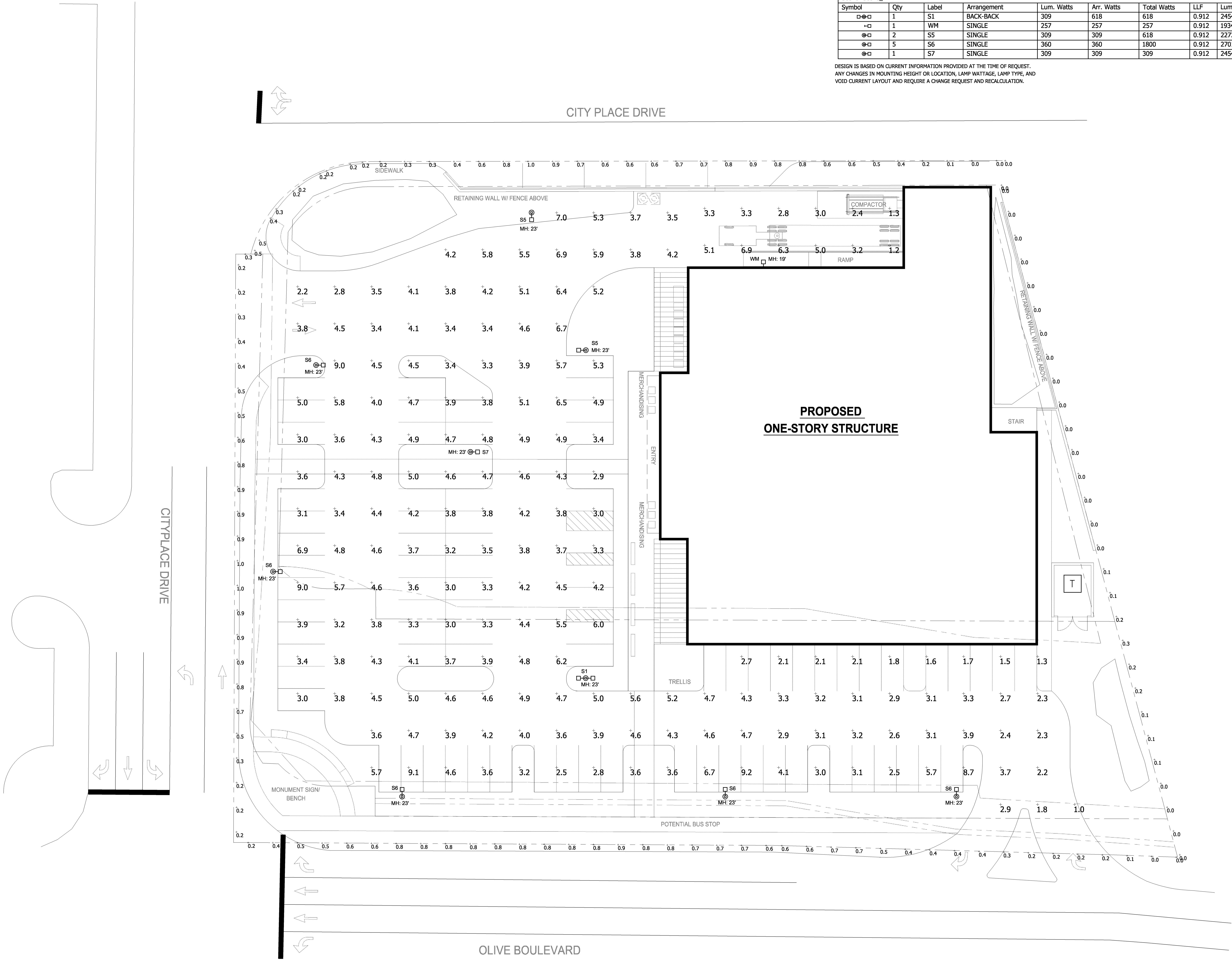
*See Site/Landscape Plan for Locations

FIXTURES MOUNTED ON 20' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON PARKING SURFACE

Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COMPACTOR AREA	Illuminance	Fc	3.65	6.9	1.2	3.04	5.75
PROPERTY LINE	Illuminance	Fc	0.41	1.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	4.13	9.2	1.0	4.13	9.20

Luminaire Schedule									
Scene: Scene_1									
Symbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Total Watts	LLF	Lum. Lumens	Description
☐⊕☐	1	S1	BACK-BACK	309	618	618	0.912	24540	GLEON-AA-06-LED-E1-SWQ
→☐	1	WM	SINGLE	257	257	257	0.912	19345	GLEON-AA-05-LED-E1-SL3 WALL MOUNT
⊕☐	2	S5	SINGLE	309	309	618	0.912	22733	GLEON-AA-06-LED-E1-SL3 SINGLE
⊕☐	5	S6	SINGLE	360	360	1800	0.912	27016	GLEON-AA-07-LED-E1-SL4 SINGLE
⊕☐	1	S7	SINGLE	309	309	309	0.912	24540	GLEON-AA-06-LED-E1-SWQ SINGLE

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



THE FRESH MARKET
CITYPLACE
CREVE COEUR, MO 63141

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200 SAINT LOUIS, MO 63101
T 314 206 7100 F 314 231 9801

THE KOMAN GROUP
SIX CITYPLACE DRIVE SAINT LOUIS, MO 63141
T 314 993 9800

G&W
ENGINEERING CORPORATION
DYNAMIC PROCESSES • SUSTAINABLE RESULTS
138 WILSON PARKWAY ST. LOUIS, MO 63043
PH: 620-9732 PROJECT NUMBER: 2013-0078
WWW.GANDWENGINEERING.COM

ENGINEER OF RECORD:

KEVIN S. GRIESEMER, LICENSE # 23628
EXPIRATION DATE 12-31-13

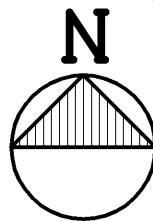
ISSUE DATE	DESCRIPTION
11/07/13	SITE DEVELOPMENT PLAN

Revision Schedule		
No.	Date	Description

Project Number: 2013-0078

Sheet Title:
SITE PLAN - PHOTOMETRIC STUDY

E-500



SITE PLAN - PHOTOMETRIC STUDY
SCALE: 1/16" = 1'-0"

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMMERCIAL DESIGNED
DEVELOPMENT AND SITE CONCEPT PLAN FOR THE CITYPLACE CAMPUS
AND APPROVING A SITE DEVELOPMENT PLAN FOR A RETAIL
DEVELOPMENT ON THE PROPERTY ADDRESSED AS 11557, 11569, 11561
AND 11563 OLIVE BOULEVARD.**

WHEREAS, Ordinance #4030, passed on July 10th, 2006, approved a Commercial Designed Development (CDD) for the Cityplace campus; and

WHEREAS, an application was made by Megan Ridgeway, of Arcturis, Inc., on behalf of The Koman Group, to amend the CDD and Site Concept Plan for the Cityplace campus; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for a retail development on the property addressed as 11557, 11569, 11561 and 11563 Olive Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 19th, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing and continued on November 4, 2013, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the CDD amendment and associated site concept and site development plans, subject to conditions, at its meeting on November 18, 2013; and

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

WHEREAS, the City Council being fully informed finds that amending the CDD for the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

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

1. Complies with all other applicable provisions of this Chapter including Section 405.450.D. Commercial Designed Development Procedure and Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable

BILL NO. _____

ORDINANCE NO. _____

zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.

5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: The Cityplace CDD shall be amended to allow a total campus site coverage of 70%, with said coverage to be shown on the amended campus site concept plan, subject to the conditions stated herein, which property is more specifically described as follows:

A tract of land being part of U.S. Survey 1962 and part of the northeast fractional quarter of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri.

Section 2: As required by Section 405.1080 of the Zoning Ordinance, the approval of said CDD and associated site concept plan is subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. **SITE CONCEPT PLAN** – Prior to issuance of any building permits for the development approved herein, a final amended site concept plan for the entire Cityplace Campus shall be submitted for the review and approval of the Zoning Administrator indicating all applicable standards of “CB” Core Business District and any modifications approved under this ordinance and Ordinance #4030.
2. **SUBDIVISION PLAT** – Prior to issuance of any building permits for the development approved herein, a final subdivision plat for the subject properties shall be prepared for recording. Said plat shall show comply with the requirements of 405.450.D.1 of the Zoning Ordinance.
3. **SITE IMPROVEMENTS** – The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Site Development Plan,” and the “Grading and Drainage Plan” sealed by Eric W. Morff, P.E. on November 12, 2013, and the “Landscape Plan” and “Detail Landscape Plans” dated November 7, 2013, prepared by Arcturis, all submitted in conjunction with Application #13-019.
4. **BUILDING PERMITS** – The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations and architectural details shall be in substantial conformance with the elevation drawings titled “Concept Elevations,” received November 13, 2013, for the south and west elevations and received November 12, 2013, for the east and north elevations, all prepared by Arcturis and submitted in conjunction with Application #13-019, subject to the following:
 - a. Windows shall not be made or rendered opaque or blocked in any fashion that does not allow interior light to illuminate the windows at night.
 - b. The two pairs of windows to the right and left of the main entrance shall be transparent. This does not preclude the use of tinted films for purposes of reducing ultraviolet penetration to the interior.

5. SITE COVERAGE BONUS – The CDD amendment approved herein includes a site coverage bonus for the “CB” Core Business District, per Section 405.370.E.3.b.2, allowing a maximum gross site coverage for the entire Cityplace Campus of 70%. This bonus is granted in consideration of the following outstanding features:
 - a. Granting of right-of-way and installation of the curbing and conduit necessary to form a center median on Olive Boulevard to preclude eastbound left turns into the site; and
 - b. The installation of an outstanding landscape feature adjacent to the intersection of Cityplace Drive and Olive Boulevard.
6. RIGHT-OF-WAY IMPROVEMENTS – The applicant shall provide the following, subject to issuance of all necessary permits from the Missouri Department of Transportation:
 - a. Adequate right-of-way, curbing and buried conduit for irrigation and street lighting purposes for the installation of a center median on Olive Boulevard, subject to the following:
 - i. The length of the median shall be determined by the Missouri Department of Transportation but should, at a minimum, be sized and located to prevent eastbound left turns into the Olive Boulevard driveway.
 - ii. The applicant will not be held responsible for installation of the functional irrigation system, any median lighting, or landscape plantings.
 - iii. Conduit burial includes any necessary means to extend them under the roadway to the nearest utility locations in the right-of-way.
 - b. Adequate right-of-way and complete construction of all additional traffic lanes shown on “Exhibit 5: Conceptual Roadway Improvements” in the “Traffic Impact Study for Proposed City Place 7 Development,” prepared by Bernardin, Lochmueller & Associates, Inc., dated April 2013 and submitted to the City’s file on Application #13-019.
7. PARKING – prior to issuance of building permits, Applicant shall demonstrate necessary parking easement rights for 21 spaces with the CityPlace 6 office building and parking garage, subject to approval of the City Attorney.
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
9. 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.
10. All signs and banners shall be in conformance with the Master Signage Plan for the Cityplace Campus as last approved by the City of Creve Coeur.
11. No trash or recycling enclosures shall be located outside of the areas designated on the “Concept Elevations” approved herein.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of

BILL NO. _____

ORDINANCE NO. _____

the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission has the power in such cases to attach new conditions to its re-approval or disapprove the reapplication. Where the application for re-approval contains changes which the Commission concludes materially alter the initial application, it shall refer the application to the Zoning Administrator who shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-019 FOR SITE CONCEPT AND SITE DEVELOPMENT PLAN
APPROVAL OF A 25,653 SQ. FT. RETAIL GROCERY STORE, THE
FRESH MARKET**

FOR THE MEETING OF: Monday, November 4, 2013, 7:00 PM

LOCATION: 11557, 11561, 11563, & 11569 Olive Boulevard, located at the northeast corner of City Place Drive and Olive Boulevard (see attached map). The property is zoned "CB" Core Business District.

REQUEST: An application has been submitted to amend the City Place Commercial Designed Development Plan for the approval of a site concept and site development plan for "The Fresh Market," a 25,653 sq. ft. retail grocery store, located on the 2.218 acre vacant lot at the northeast corner of Olive Boulevard and City Place Drive.

ADDITIONAL INFORMATION: Ordinance #5316, approved by the City Council on August 12, 2013, allows the applicant to request an increase in the maximum 15-foot setbacks of the CB zoning district. The proposal relies on this provision for all three frontages to varying degrees.

The applicant has revised the building and site plan; the new store design now has 25,653 square feet (gross).

Key Issues:

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

Comp. Plan References

- Central Business District
- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.450(D): Commercial Designed Development Procedure
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

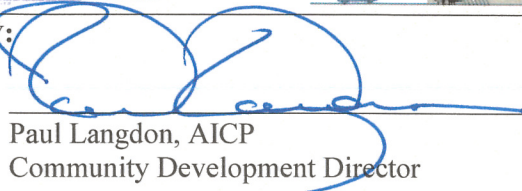
APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

**PROPERTY
OWNER:**

CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director

11/1/2013
Date

Attached: Applicant's materials, received October 28, 2013.

BACKGROUND AND ZONING REQUEST

The 2.218-acre subject property is located at the northeast corner of the intersection of Cityplace Drive and Olive Boulevard. This location is the designated “front door” to the Cityplace campus, although other vehicle entrances probably handle more traffic. The site was previously developed with a gas station and a McDonald’s restaurant. Both properties were purchased by The Koman Group and subsequently cleared. The combined properties were resubdivided into a single lot and that lot has remained a grass field for several years. In 2007, The Koman Group received site development plan approval for the “Cityplace North” project that included a four-story office and retail building and an attached four-story parking garage with retail tenants on the ground level, totaling 94,810 square feet. Unfortunately, they were unable to find sufficient occupants to justify construction. Despite receiving a one-year extension, the original approval has now lapsed and the property remains vacant.

The owner is now proceeding with a new concept where the site is developed with a single-tenant building and surface parking. The proposed tenant is “The Fresh Market” although the site is evaluated herein without particular regard for the tenant since the City should assume that the tenant will change at some point. The Planning Commission first reviewed this project at their August 19th meeting. At that time, the Planning Commission voiced concerns with several items:

- The location of the building at the rear of the site was forcing the loading dock into an Olive Boulevard-facing orientation and that was a significant departure from the Comprehensive Plan and Design Guidelines.
- The landscape plan seemed ineffective and also did not follow the Comprehensive Plan and Design Guidelines.
- The building façade appeared as an adornment, contrary to the Comprehensive Plan and Design Guidelines.
- The landscape plantings in the stormwater detention basins were not designed as integral parts of the overall landscape plan.

The applicant has submitted revised plans intended to respond to these issues and the following report updates the staff analysis accordingly.

The revised building covers a total of 25,653 square feet (the prior design covered 25,490 s.f.) and the parking lot includes spaces for 87 vehicles, although five of those are arranged to be functionally connected with the adjacent Cityplace 6 office tower. An additional 16 parking spaces will be provided in the nearby Cityplace 6 parking garage. The building and parking also allow for a truck court with a “dock-height” loading dock, trash compactor and a recycling storage area. As shown on the attached plans, the building is located at the east edge of the property with the front facing west toward Cityplace Drive. The front setback from Olive Boulevard is approximately 65 feet, assuming an anticipated right-of-way dedication to the Missouri Department of Transportation (MoDOT). The setbacks from Cityplace Drive on the west and north are approximately 162 feet and 10 feet, respectively. The east setback, from the property line shared with McDonald’s, is approximately 10 feet at the northeast corner of the building. The loading dock is located on the northeast corner of the building and faces west toward Cityplace Drive. The landscape is primarily around the outside of the site. Access to the site is via a right-in, right-out driveway on Olive Boulevard and a full access off Cityplace Drive.

The building will be constructed using tilt-up panels, inlaid with brick. Wood panels are used on the south and west building façades for decoration, as well as two elevated trellises, or arbors, over

two patio areas in front of the store. The front is marked by an over-sized entrance feature that extends above the roof-line but does not extend past the front of the primary structure. The north side and rear are similarly treated with largely unadorned inlaid brick panels and no windows. An open exterior stair is located on the rear (west) side of the building.

Approval of this project requires:

- Approval of an amended site concept plan for the entire Cityplace campus as required under the Commercial Designed Development (CDD) procedures.
- Approval of a site development plan for this particular site.
- Approval of an amendment to the Cityplace Master Signage Plan to accommodate the proposed building and monument signs. Note that this particular element is addressed under a separate application (Application #13-018).

All of these elements will require a recommendation from the Planning and Zoning Commission to be forwarded to the City Council for final approval.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Office building	“CB” Core Business	Cityplace Drive
South	Pharmacy, medical office	“CB” Core Business	Olive Boulevard
East	Drive-through restaurant	“CB” Core Business	N/A
West	Inline retail/office	“CB” Core Business	Cityplace Drive

COMPREHENSIVE PLAN REVIEW

Whether one is evaluating the CDD amendment or the site development plan, agreement with the Comprehensive Plan is a key finding for approval. The Plan provides the subjective guidance and interpretation needed to properly answer the other findings of those approval processes. Even during the review of the now-defunct Cityplace North project, the Comprehensive Plan policies for this site played a significant role.

Overall Goals and Strategies

The primary focus of the overall goals and strategies is the desire to ensure that every project fit into the overall fabric of the city that is envisioned by the plan. As a low-rise, commercial development on a commercial site, the broadest goals are generally met. The remaining concerns apply more to specific site improvements, to wit:

Community Health and Connectivity

2. Create a linear “green-line” park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)

3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Community Image and Identity

1. Improve the quality of commercial development by strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns. (p.23)
3. Develop a system of gateway features at various locations, including entrances to the City and key locations that serve as defining points within the City. (p.23)
6. Implement streetscape improvements along major streets and gateways. (p.23)
9. Encourage public arts throughout the community. (p.23)

Transportation and Movement

1. Reduce traffic congestion on major arterials. (p.24)
16. Implement lane, signal, and other physical improvement to improve traffic flow and mitigate local congestion issues. (p.25)

The overall landscape design is improved, especially along Olive Boulevard where there is added depth and variety to the design. The bioretention areas are still not clearly defined and the Commission should consider that these areas can take on a very “wild” appearance, especially when juxtaposed with a formal commercial landscape. That is not to say that staff are opposed to the use of bioretention; quite the opposite. The concern is merely that they are not well defined and there is no apparent blending into the site or, in the case of the northwest corner, no certainty that the planting will not cause a visibility problem for motorists. In the southeast corner, additional screening is needed for the utility enclosure and this same screening could be used to blend the bioretention area into the landscape.

A point of review with the original plan was the corner landscaping at Olive Boulevard and Cityplace Drive. The planting plan for the revised proposal is improved, and there is an attempt to bring pedestrians into the feature wall design. However, placing a sidewalk behind the six-foot high wall creates a security concern and is not engaging for pedestrians. Since this element is also part of the master sign plan, the applicant has the opportunity to create something more visually effective as a landscape element in the green-line park and not simply a large sign. In other words, the sign and the landscape have improved, but the proposal is still little more than just a large sign beside the sidewalk that does not express the goals of the Comprehensive Plan.

Central Business District

While the majority of the goals under this chapter of the Comprehensive Plan relate to the larger development potential south of Olive Boulevard, the Central Business District does include the subject property and there is one key statement in the “Vision” for the area and three key goals:

Vision

“The area north of Olive Boulevard will continue to be developed with a mix of high-quality office and retail uses anchored by a completed CityPlace development to serve as a complement to the portion of the Central Business District south of Olive Boulevard.” (p.81)

Residential Preservation and Economic Development

1. In the area north of Olive Boulevard, encourage a continuation of the master-planned CityPlace development. Adjacent developments should incorporate design elements, cross-access easements, pedestrian connections, and mixed uses. (p.80)
5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings. Revamp the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development and illustrations of desired development patterns. (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas. (p.83)

Key Property Recommendations; Central Business District 3

...Redevelopment of the area east of CityPlace Drive and west of Craig Road is likely and should be encouraged. Such redevelopment should require lot consolidations, fewer curbcuts onto Olive, more right in/right out movements, and the construction of an additional vehicular and pedestrian connection between West Oak and the CityPlace development.

...Olive Boulevard streetscape improvements and burial of the overhead utility lines could be a major asset and should be encouraged and supported by the City through various options. Cross access should be encouraged and coordinated whenever possible. In addition, the Olive/Old Ballas/CityPlace intersection should be improved to accommodate vehicular movements as well as facilitate pedestrians across Olive at this point. (p.88)

In the previous analysis, it was stated that staff believed the applicant would be providing the full complement of associated traffic controls approved with the Olive Boulevard TDD. One element, however, is not shown on the plans: a median on Olive Boulevard preventing illegal left turns into the Olive Boulevard driveway. The same configuration was allowed for the McDonalds redevelopment on the presumption that the TDD would soon follow with a median that would block the lefthand turns. However, with the Olive Boulevard TDD funding shortfall, the median does not exist and the Creve Coeur Police Department has noted frequent, illegal and unsafe left turns from eastbound Olive Boulevard into the McDonalds property. The Planning Commission should avoid duplicating this mistake and seek construction of the median by the applicant. The Missouri Department of Transportation (MoDOT) is also aware of this concern and is currently analyzing the situation.

The prior report also focused a lot of attention on the problems created by placing the building on the north edge of the site. Some of these have been alleviated by turning and flipping the building to the east edge. The loading dock is now hidden from Olive Boulevard, but the building is not really oriented toward Olive Boulevard, as recommended by the Comprehensive Plan, since the south face of the building is the functional side of the structure and it is devoid of pedestrian level features except at the corner. There is no sidewalk or landscape along this side of the building and

there are no pedestrian entrances. Some windows are present, but a significant number are black glass ("spandrel glass") and the wall is dominated by masonry and the over-sized sign. (see Application #13-018). More attention to the architecture on this side and the provision of adequate room for at least a sidewalk along the building and out to Olive Boulevard appear to be necessary. The only alternative is to reposition the store at the intersection. This is preferable from an urban design perspective as it creates enclosure and identity for the intersection, but staff recognize that the applicant does not wish to pursue this solution.

PEDESTRIAN PLAN REVIEW

As indicated above, the revised plan no longer connects the building to Olive Boulevard, although there is a sidewalk to Cityplace Drive. Staff suggest that a sidewalk could follow the east side of the Olive Boulevard entrance drive and connect to a sidewalk that follows the wall line toward the front door. Another continued concern from the prior plan is the absence of any walkway for motorists who have parked in the parallel stalls along the north property line. There should be, at a minimum, a five-foot wide sidewalk from those parking stalls to the nearby intersection so visitors to Cityplace 6 can cross the road at the crosswalk rather than mid-block.

DESIGN GUIDELINES REVIEW

The design guidelines provide specific design objectives applicable to all new construction within the City of Creve Coeur. Satisfying these guidelines is an important expectation of the Comprehensive Plan and always a matter of review with every proposal before the City. For that reason, they are repeated in this report, as are several review comments since some of the same issues remain from the prior report. To clarify the analysis, the following review is broken into the same sections as the guidelines, and only summaries are provided.

Site Layout

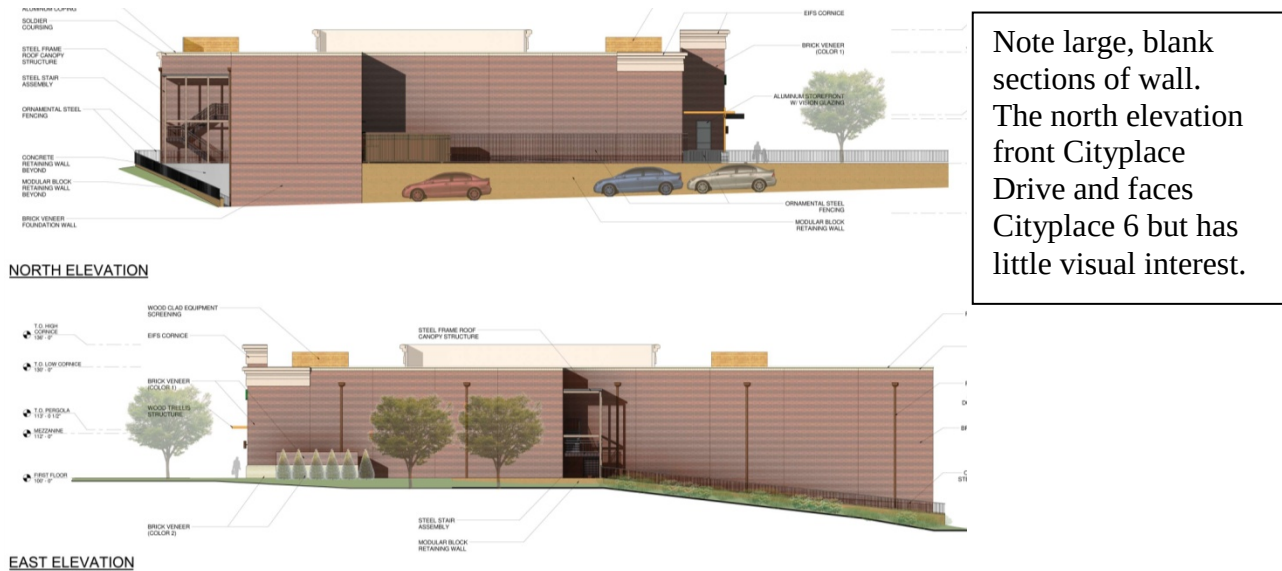
Physical Features and Site Relationships

The following guidelines are important to this proposal:

1. Design site improvements to minimize changes to existing topography when possible. Topography and existing vegetation should be utilized for screening, buffering and transition of uses and developments when practical. Avoid massive grading to create flat building "pads" and avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties and round proposed cut and fill slopes, both horizontally and vertically.
3. Size, design, and orientation of buildings should be sensitive to existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to be sensitive to views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.
5. Unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or must also be screened from view.

The proposed design generally flows with the down-sloping site until the store pad forces the use of an extended foundation to compensate for the steeper drop-off in the northern quarter of the property. While this is necessary to keep the building from looking like it is in a hole, it amplifies the "back-of-house" appearance of the north wall and further degrades the already poor pedestrian

environment there. If the floor elevation should not be changed, the alternative is to add greater detail to the rear (north) of the building and add interest to the retaining walls located there.



Streetscape/Pedestrian Orientation

Addressing the various concerns of the Comprehensive and Pedestrian Plans, and the Design Guidelines already discussed above, will generally satisfy these guidelines as well. The creative and pedestrian-friendly design of all sidewalks and outdoor spaces, approachable building design on all viewable sides and the use of amenities such as covered plazas, seating areas, and outdoor dining areas are all encouraged. The freestanding trellises in front of the building are effective and attractive and have been enlarged to create outdoor rooms for the building. The Planning Commission should consider if there is a means of bringing those elements out from the building and out to the street including, perhaps, through integration with the corner monument.

Pedestrian and Vehicular Circulation

The primary interests with this category of guidelines are the following:

2. Pedestrian access routes should be buffered from the street, vehicular traffic and parking areas. The use of greenspace and landscaping is a recommended buffering element. Pedestrian amenities such as benches, pergolas, gazebos and water features along pedestrian access routes are strongly encouraged however, they should not conflict with visibility of or access to storefronts.
3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting from the design of the building and adjacent properties. Direct access from the street and from parking areas to the principal structure should be provided.
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.

The sidewalk connection from Cityplace Drive does sit within the landscape islands as much as possible and there is decorative planting along the path for increased interest. Distinctive paving is also utilized for the entire route. Again, use of the trellis system or pergolas could be an effective means of tying the various parts of the site together through a common pedestrian amenity.

Buildings

General Architectural Guidelines

The proposed building does have the strong sense of entry on the front façade and greater interest on the south façade encouraged by the guidelines but, contrary to this set of guidelines, the building still has long wall planes on the north and east and it is only a single-story, single-use building. The use of the wood trellises on the building has been removed and the robust entry awning has been minimized, in favor of a more conventional façade design. While a safe choice and, ultimately, a cleaner look than the prior design, the new façade is generic and certainly does not represent the kind of advance in local architecture that the recently approved Jaguar dealership does or even as much as the original Cityplace buildings did.

Scale

Similar to the preceding subsection, the scale of the building is reasonable for the larger setting, although it will be somewhat dwarfed by the CityPlace 6 tower behind it. As before, the execution of pedestrian scale details in the appropriate areas is not evident in the plans and should be explored by the Commission.

Design

This set of guidelines repeats many of the themes expressed above. Unlike the prior plan, the new façade has a varied parapet height, and more window openings in one of the side walls to give it more interest. It is still largely flat faced and, as discussed above, the treatments used are somewhat generic in the local retail market. The following is also still relevant to the new design:

9. Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons.

Where the previous building had a large screen wall on the roof surrounding the mechanical equipment, the new one now has four smaller ones. As before, the proposed screens are made of the same wood material used elsewhere for the trellis elements. This is a good choice of material and the general alignment is balanced with the façades, although a true integration with the building forms would better conceal the location of the equipment and more effectively address the purposes of this guideline.



Figure 3. Note how the side façade treatment (right side of image) and the roof-top mechanical screen appear as appendages to the main structure rather than integrated into the structure.

Relationship to Neighboring Development

The building materials have been chosen for compatibility with the surrounding structures although the single-tenant nature of this building and the underlying warehouse style construction (tilt-up box) are not in keeping with the nearby structures and not supported by the design guidelines. The added elements have improved the overall interest of the building to help give it a similar degree of visual appeal as the surrounding buildings (see Figure 3 above).

Materials/Colors

The use of inlaid brick and wood detailing is consistent with the quality materials objectives, with the various caveats discussed above. The design of the front façade element is somewhat “thin” as it does not extend back past the front of the main box (see Figure 3 above). Given the otherwise simple box nature of the structure, staff suggest that the Commission discuss this element further with the applicant. Even a modest extension of the entrance roof back over the main roof would improve the conformance with these guidelines.

Building Services

As discussed above, the truck court (which includes the loading dock, compactor and cardboard storage) is no longer open to the Olive Boulevard frontage but it is still visible from the front of the building (now along Cityplace Drive). Although the impact is reduced, and this is welcomed, the layout is still not compatible with a variety of design guidelines including the following:

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 screened to minimize visual impact on public streets, surface parking lots and neighboring properties.
2. In large commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets.

The members of the Planning Commission did, at the August 19th meeting, encourage the applicant to find an alignment that did not leave the loading dock open to the front view of the store, but the applicant has indicated that this cannot be accomplished while still providing enough parking on site. Staff concur that other arrangements of the truck court are problematic for other site issues. As such, the Commission may wish to explore the details of this area to determine if there are some detail elements that might not conceal the loading dock, but could optimize its appearance. The applicant is already showing the doors to be painted to integrate with the building as well as the use of the same inlaid brick treatment in this area. Screening devices for the compactor and the cardboard storage are needed and the use of taller landscape adjacent to the bioretention area in the northwest corner will help improve the appearance from Cityplace Drive. The Planning Commission should explore these improvements with the applicant.

Landscape Design

As discussed earlier, the landscape has been improved along the streets and is still effective within the parking lots. As also discussed above, the landscape in and around the bioretention areas has not been “fleshed out” and lacks the details necessary to make these areas more of an asset to the site and more in agreement with these guidelines.

Miscellaneous

Signage

The applicant's proposal now shows two building signs and one monument sign that is also an entry monument into the Cityplace campus. The basic design of these signs has not changed, although the wall signs are bigger (now double the maximum normally allowed) and there are fewer tenant names on the monument sign. These signs still require amendments to the Cityplace Master Signage Plan and are explored in greater detail in Application #13-018, but it is worth noting again that the monument sign stands at a location that could be better utilized as a campus entry monument and possible pedestrian amenity rather than simply being a big sign on the corner.

Lighting/Utilities/Stormwater Drainage/Energy Conservation/Screening

All of these items are essentially performance issues, some of which have not been defined on the proposed drawings. One feature of note, however, is the proposal to use scone lighting on the walls to highlight the wood detailing. Also of note, though, is the aforementioned lack of detail in the design of the stormwater structures to give them value in the designed landscape rather than simply being utilitarian in nature. The Planning Commission should request more detailed design studies of these structures.

Parking

Key parking guidelines that are applicable to the proposal are:

1. The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping.
2. Parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable.
4. Parking design should minimize glare, reflection and the visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, planting or topographic features should be utilized to screen parking and loading areas.
6. A landscaped separation should be used between parking areas and buildings to create a visual landscaped foreground for buildings. (p.19)

As cited above, many design guidelines, including these, would be better satisfied by moving the building forward and placing all of the parking to the side and rear of the building. Aside from that issue, the applicant has provided a number of landscaped islands within the parking to divide up the asphalt areas and provide some shade. The improved front trellises increase the separation between the parking lot and building that is advocated, but the included planting areas appear to contain turfgrass only; this is a missed opportunity to better address guideline #6, above, and should be reviewed by the Commission.

ZONING CODE REVIEW

Commercial Design Development (CDD)

The proposed grocery store tenant is a permitted use, so the primary review for this project centers around the design issues discussed above. Under the CDD procedures, however, the setbacks, site

coverage and floor area ratio (FAR) for an individual site may be increased as long as the overall CDD area conforms to the underlying district requirements.

The applicant is requesting that the maximum front setbacks be increased for the south and west frontages due to functional limitations of the site. Staff believe that the building can be slightly modified but completely repositioned at the southwest corner of the site and still maintain the same vehicle access and parking quantity. As such, it is suggested that the Planning Commission request further documentation supporting the request versus a layout that more closely conforms to the Comprehensive Plan, Design Guidelines, and Zoning Code regulations.

The applicant is also asking to increase the overall campus site coverage from 66% to 70%. This requires the approval of an additional site coverage bonus under Section 405.370.E.3.b of the Zoning Code. Currently, staff do not perceive any “special or outstanding landscape and site planning features” that would appear to warrant the additional site coverage bonus. The dedication of right-of-way could be accepted as justification, but the Planning Commission and City Council have generally expected additional, visual improvements as well since Section 400.020 already provides some redress to property owners who voluntarily dedicate some of their property for public right-of-way. Again, the members of the Planning Commission should request further documentation justifying this request.

An earlier concern under the CDD provision was the tree conservation requirement, but further research appears to resolve the issue. Section 405.450.D.4 states:

4. Tree conservation. Any development proposed as a commercial 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).

The applicant’s tree removal and remediation plan shows all of the existing trees being removed and replaced with a greater quantity of trees, measured in caliper inches. The CDD was first approved in July 2006 by Ordinance #4030 but the record does not reflect any tree preservation plan or an existing tree inventory. Nonetheless, by simple inspection, it is clear that removal of all of the existing trees on the site in question is still consistent with the requirement that 25% of the trees, as of the original plan date, be preserved.

SUMMARY AND CONCLUSION

The proposed development represents an important investment into a key property within the city. The applicant has also made a number of revisions to the plan, in concert with the comments staff and the Commission have been providing. However, a number of significant breaks from the Comprehensive Plan and Design Guidelines remain and the Planning Commission should not forward a recommendation to the City Council until they are satisfied with the following issues:

- The rotation of the building to the east property line has turned the loading dock from Olive Boulevard exposure, but it is still open to the new frontage along Cityplace Drive; this is still not consistent with the Design Guidelines.

- The front façade of the building has been changed and should be evaluated by the Commission for conformance with the Design Guidelines.
- The north side and rear of the building do not conform with the design guidelines as they do not show the same use of materials and design elements as the other two sides.
- The use of materials is promising but needs to be carried throughout all scales of design and all portions of the site.
- There is no evidence that the pedestrian environment along Olive Boulevard will be preserved in the event of a road widening.
- There is no sidewalk from the parking on the south side of the building to the front door.
- There is no sidewalk along the south side of the east-west segment of Cityplace Drive.
- The monument sign is improved but still does not advance the “green line park” approach to the streetscape and creates an undesirable dark area where the sidewalk wraps behind it.
- The stormwater management basins are not fully designed but are placed directly into key landscape areas; they must be moved closer to final design to evaluate their conformance with City goals and regulations.
- The justification for the increased site coverage is not enunciated.
- The construction of a median on Olive Boulevard has not been addressed and MoDOT has not completed their analysis of the conditions yet.

ACTION AND MOTION

Resolution of several of the above conclusions could have specific impacts upon the final design of the project. As such, staff cannot establish a basis for a draft ordinance at this time without making gross assumptions about the opinions of the Commission and the possible responses from the applicants. Staff therefore recommend that the Commission’s action consist of clear direction on the above items followed by a vote to continue the application to the November 18th meeting when a draft ordinance can be presented.

Based on the preceding, staff suggest the following as an example of an appropriate motion for this application:

“I move to continue Application #13-019 to the meeting of November 18, 2013, to allow the applicant time to address the concerns of the members of the Planning Commission and staff.”

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

APPENDIX 3: AERIAL MAP OF SUBJECT PROPERTY



A TRACT OF LAND BEING PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA

EXISTING ZONING: CORE BUSINESS DISTRICT
PROPOSED ZONING: CORE BUSINESS DISTRICT
SCHOOL DISTRICT: PARKWAY
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
PHONE: (314) 432-5577
SEWER SERVICE: METROPOLITAN ST. LOUIS SEWER DISTRICT
PHONE: (314) 768-6272
WATER SERVICE: MISSOURI AMERICAN WATER CO.
PHONE: (636) 938-6655
GAS SERVICE: LACLEDE GAS COMPANY
PHONE: (636) 723-0494/(636) 946-6170
ELECTRIC SERVICE: AMEREN UE
PHONE: (636) 639-8311
WATERSHED: CREVE COEUR CREEK
FEMA FLOOD PANEL MAP: MAP # 2918900162 H, DATE: AUG. 2, 1995

BUILDING AREA

GROCERY STORE	22,263 SF
SITE AREA	96,595 SF
F.A.R. = 22,263 SF / 96,595 SF =	0.23

SETBACKS REQUIRED

FRONT	80' (MAXIMUM)
SIDES	10'
REAR	10'

PARKING REQUIRED

GROCERY STORE - 4/1000 SF GROSS FLOOR AREA	
TOTAL REQUIRED PARKING	103 PS
TOTAL PROVIDED PARKING	87 PS
PROVIDED PARKING (FRESH MARKET)	82 PS
PROVIDED PARKING (CITY PLACE DRIVE)	5 PS
TOTAL REQUIRED ACCESSIBLE PARKING	5 PS
TOTAL PROVIDED ACCESSIBLE PARKING	5 PS

COVERAGE AREA

	CURRENT	PROPOSED
VEHICLE SURFACE/BUILDING AREA* =	25.26 AC.	27.05 AC.
TOTAL SITE AREA* =	38.44 AC.	38.44 AC.
COVERAGE AREA* =	66%	70%

* CALCULATIONS INCLUDE ENTIRE CITY PLACE SUBDIVISION

PRELIMINARY STORM CALCULATIONS

PREDEVELOPED SITE:

GRASS AREA =	2.20 AC.
HARD SURFACE/BUILDING AREA =	0.02 AC.
TOTAL =	2.22 AC.

STORM FLOW = $1.70 \times 2.20 \text{ AC.} + 3.54 \times 0.02 \text{ AC.} = 3.81 \text{ CFS}$

DEVELOPED SITE:	
GRASS AREA =	0.43 AC.
HARD SURFACE/BUILDING AREA =	1.79 AC.
TOTAL =	2.22 AC.

STORM FLOW = $1.70 \times 0.43 \text{ AC.} + 3.54 \times 1.79 \text{ AC.} = 7.07 \text{ CFS}$
(REQUIRED STORM WATER DETENTION IS PROVIDED BY EXISTING LA
(REQUIRED STORM WATER QUALITY MEASURES ARE SHOWN ON PL

GENERAL NOTES

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
2. NO GRADE SHALL EXCEED 3:1 SLOPE.
3. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CREVE COEUR, MISSOURI.
4. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
5. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
6. A.D.A. RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
7. LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S).
8. BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER COUNTY PANEL NO. 28188C0012 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1998.
10. ALL EXISTING SURFACE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT TO BE REMOVED.
11. OLIVE BOULEVARD ROAD IMPROVEMENTS SHOWN ON THIS PLAN BY CBB ENGINEERING, DATED 1/27/05, ARE FOR INFORMATION ONLY.



13-212 ELEVATION 621.70 - "STANDARD ALUMINUM DISK" STAMPED SL-23 1990
DISK IS SET BETWEEN COEUR DE VILLE DRIVE AND THE WEST
R/W FENCE OF HWY. 1-270; 68' SOUTH OF THE CENTERLINE
INTERSECTION OF COEUR DE VILLE COURT AND
COEUR DE VILLE DRIVE.



INDEX

C0.1	SITE DEVELOPMENT PLAN
C0.2	GRADING AND DRAINAGE PLAN
C0.3	SITE CROSS SECTIONS
C0.4	AUTOTURN EXHIBIT

LEGEND

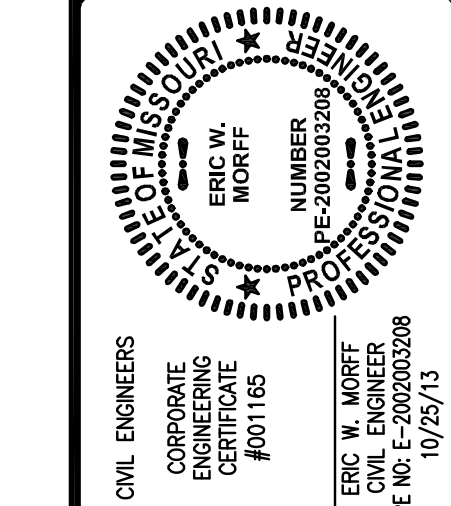
— 000 —	EXIST. CONTOUR
— 000 —	PROP. CONTOUR
← $\frac{666.70}{664.00}$	ASSUMED SPOT ELEV.
	ASSUMED FUTURE SPOT ELEV.
⊙	EXIST. STORM MANHOLE
☎	EXIST. TELEPHONE BOX
⌚	EXIST. WATER METER
🌳	EXIST. TREE
🧼	EXIST. CLEANOUT
⊙	EXIST. POWER POLE
←	EXIST. GUY WIRE
⊙	EXIST. WATER VALVE
⊙	EXIST. GAS VALVE
⊙	EXIST. BOLLARD
— G —	EXIST. GAS LINE
— UT —	EXIST. TELEPHONE
— W —	EXIST. WATER LINE
— UE —	EXIST. ELECTRIC
—  —	EXIST. SAN. SEWER
—  —	EXIST. STORM SEWER
— X —	EXIST. FENCE
— SS —	PROP. SANITARY
—  —	PROP. STORM
⊙	PROP. STORM INLET

UTILITY NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.

[illegible]

GROUP
WE, SUITE 430
D 63141



**CITYPLACE PLAT TWO
ADJUSTED LOT 7**
11557, 11569, 11561 AND 11563 OLIVE BLVD.

SITE DEVELOPMENT PLAN

+ ST. LOUIS
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314.994.0007

do

BASE MAP:	DESIGN/CALC BY	BSJ
	DRAWN BY	BSJ
	CHECKED BY	EWM
	DRAWING SCALE	AS SHOWN
	DATE	10/25/13
MSD P.NO.	<i>Job Number</i> 13-0033	
	<i>Sheet Number</i> C0.1	



PROPOSED ONE-STORY STRUCTURE

22,263 SF MAIN FLOOR
 3,390 SF MEZZANINE
 25,653 GSF TOTAL, 36' HIGH

SITE PARKING:

85 SPACES REQUIRED (4 SPACES PER 1,000 SF MINUS MEZZANINE AND LOADING DOCK AREAS)
 87 SPACES PROVIDED (INCLUSIVE OF 5 ACCESSIBLE SPACES AND 5 PARALLEL SPACES PROVIDED AT NORTH EDGE OF SITE)

SITE COVERAGE:

TOTAL SITE AREA = 2.21 ACRES
 VEHICLE/SURFACE/BUILDING AREA = 1.79 ACRES
 COVERAGE AREA = 70% PER CAMPUS OVERLAY

SETBACKS:

FRONT = 80'-0" MAX.; 80'-0" PROVIDED
 SIDES = 10'-0"; 10'-0" PROVIDED
 REAR = 10'-0"; 10'-0" PROVIDED

PLAN KEY:

1. MONUMENT SIGN
2. BIORETENTION AREA
3. TRELLIS-COVERED SEATING AREA
4. PRODUCE STANDS
5. ENTRY VESTIBULE
6. DOCK RAMP
7. RETAINING WALL
8. GREASE CONTAINER PAD
9. TRANSFORMER PAD
10. TRASH COMPACTOR
11. CARDBOARD STORAGE
12. COVERED EGRESS STAIR
13. GREASE INTERCEPTOR
14. FOREBAY
15. LIGHT POLE
16. TEXTURED PAVING



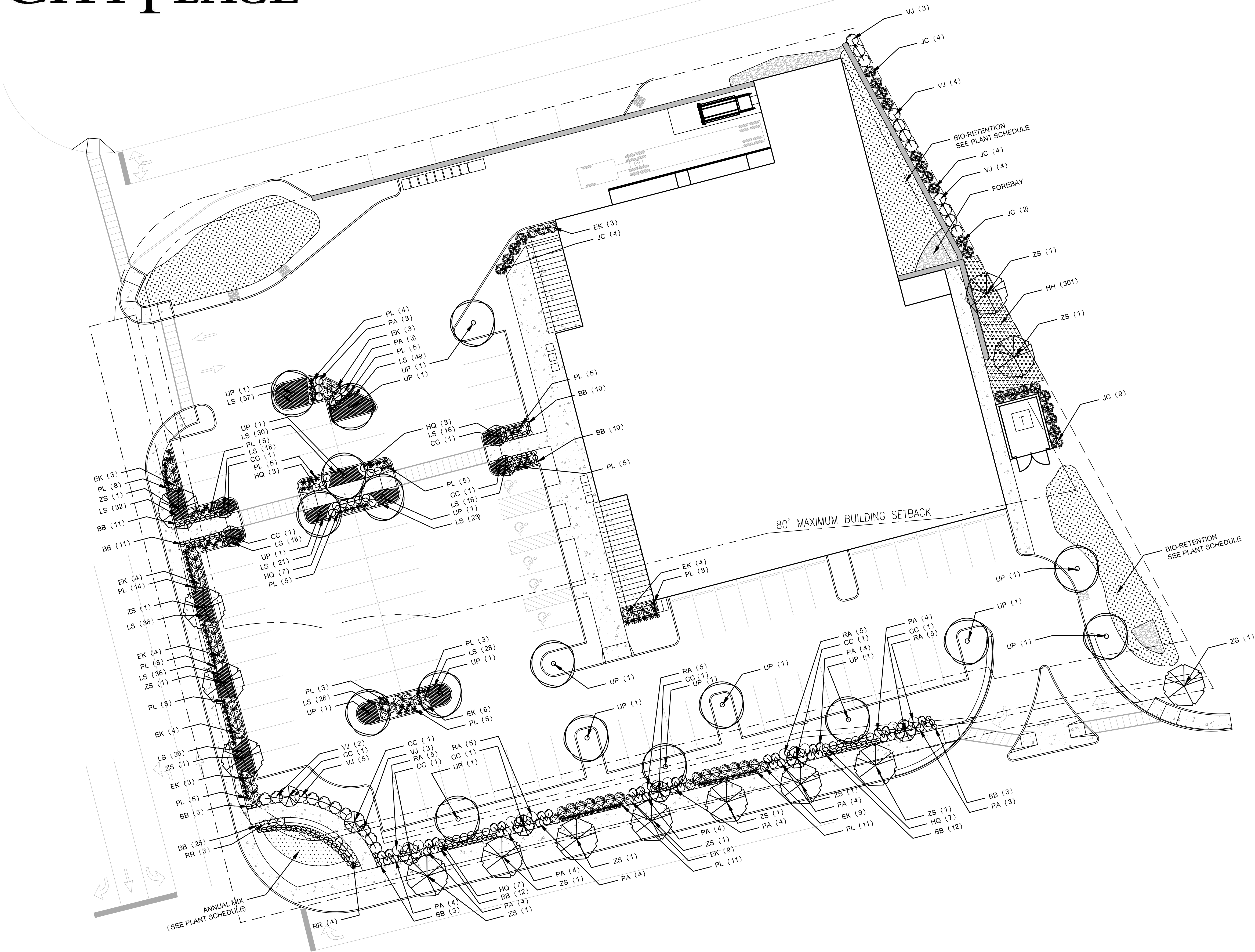


SOUTH ELEVATION



WEST ELEVATION

CITY PLACE



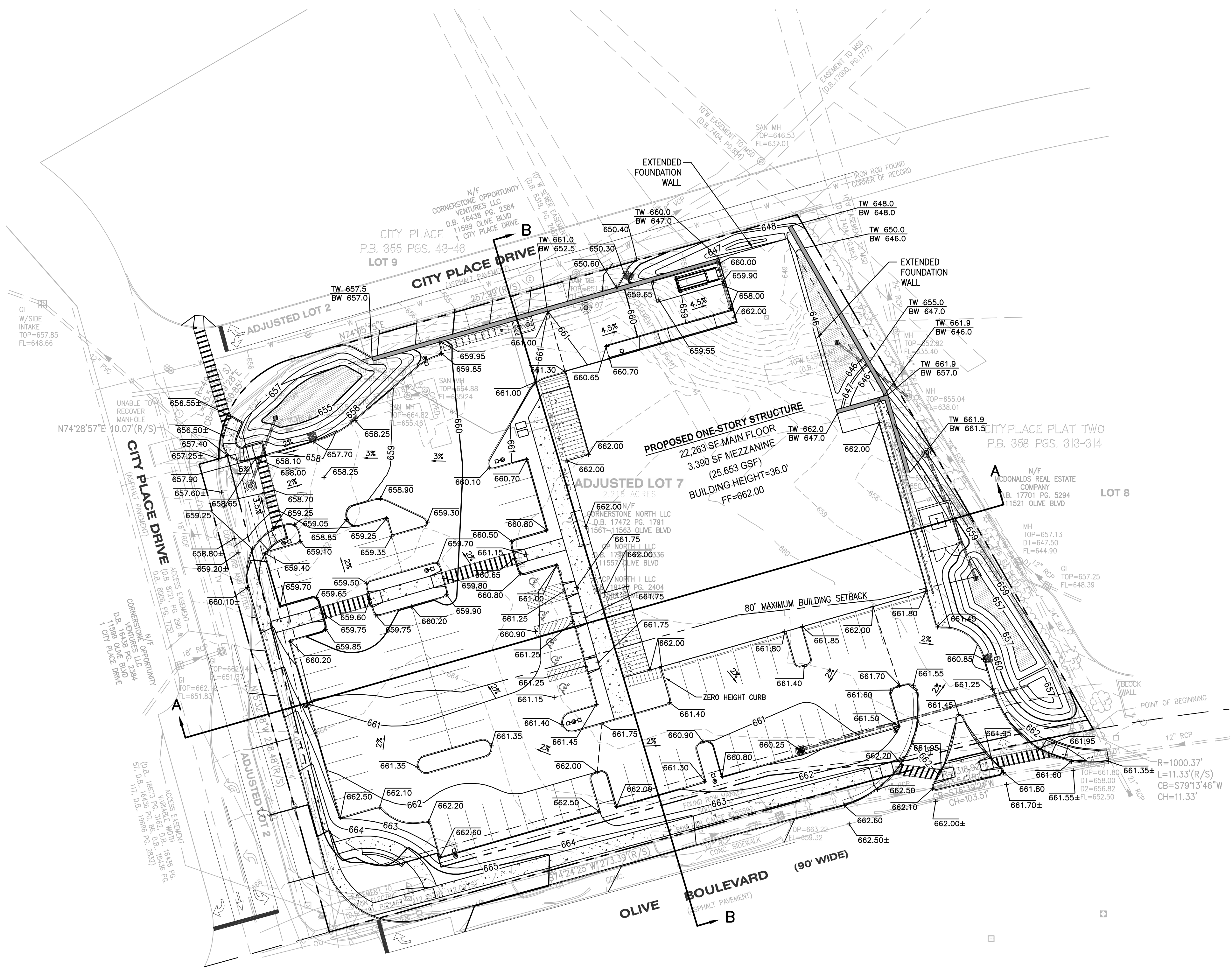
PLANT SCHEDULE							
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING
TREES							
CC	10	Cercis canadensis		Redbud	2" Cal.	BB	As Shown
JC	23	Juniperus chinensis	'Spartan'	Spartan Juniper	6'	BB	48" O.C.
UP	17	Ulmus parvifolia		Chinese Elm	3.5" Cal.	BB	As Shown
ZS	14	Zelkova serrata		Japanese Zelkova	3.5" Cal.	BB	As Shown
SHRUBS							
BB	100	Buxus	'Green Velvet'	Green Velvet Boxwood	3 Gal.	Cont.	24" O.C.
EK	53	Euonymus kiautschovicus	'Manhattan'	Manhattan Euonymus	5 Gal.	Cont.	48" O.C.
HQ	27	Hydrangea quercifolia	'Sike's Dwarf'	Oakleaf Hydrangea	5 Gal.	Cont.	36" O.C.
RA	25	Rhus aromatica	'Gro-low'	Grow Low Fragrant Sumac	5 Gal.	Cont.	48" O.C.
RR	7	Rosa radrazz	'Knockout'	Knockout Rose	5 Gal.	Cont.	36" O.C.
VJ	21	Viburnum x juddii		Judd Viburnum	3'	BB	54" O.C.
GRASSES/PERENNIALS/BULBS							
PL	119	Pennisetum alopecuroides		Fountain Grass	3 Gal.	Cont.	30" O.C.
PA	45	Perovskia atriplicifolia		Russian Sage	3 Gal.	Cont.	36" O.C.
GROUNDCOVER							
HH	301	Hedera helix		English Ivy	1 Quart	Cont.	18" O.C.
LS	410	Liriope specata		liriope	1 Quart	Cont.	18" O.C.
BIO-RETENTION							
QTY	BOTANICAL NAME		COMMON NAME		SIZE	METHOD	SPACING
GRASSES							
77	Andropogon gerardii		Big bluestem		Plug	Cont.	24" O.C.
139	Carex grayi		Bur Sedge		Plug	Cont.	18" O.C.
139	Chasmanthium latifolium		River Oats		Plug	Cont.	18" O.C.
139	Sporobolus heterolepis		Prairie Dropseed		Plug	Cont.	18" O.C.
139	Schizachyrium scoparium		Little Bluestem		Plug	Cont.	18" O.C.
FORBES							
49	Amsonia illustris		Shining Bluestar		Plug	Cont.	30" O.C.
77	Aster novae-angliae		New England Aster		Plug	Cont.	24" O.C.
139	Echinacea purpurea		Purple Coneflower		Plug	Cont.	18" O.C.
139	Eryngium yuccifolium		Rattlesnake Master		Plug	Cont.	18" O.C.
49	Hibiscus lasiocarpus		Rose Mallow		Plug	Cont.	30" O.C.
139	Pycnanthemum tenuifolium		Slender Mountain Mint		Plug	Cont.	18" O.C.
139	Solidago nemoralis		Showy goldenrod		Plug	Cont.	18" O.C.
139	Solidago rugosa		Rough-leaved Goldenrod		Plug	Cont.	18" O.C.
Plants selected per MSD's Landscape Guide for Stormwater Best Management Practice Design. Grasses/Forbes to be evenly distributed within each bioretention area.							
ANNUAL ROTATION (265 SF TOTAL)							
FALL							
150	Viola		Blue/White Pansies		1 Quart.	Cont.	8" O.C.
150	Viola		Yellow/White Pansies		1 Quart.	Cont.	8" O.C.
25	Brassica oleracea		Blue/purple Ornamental Kale		1 Quart.	Cont.	18" O.C.
SUMMER							
68	Calendula officinalis		Yellow Marigold		1 Quart.	Cont.	12" O.C.
35	salvia farinacea		Blue Salvia		1 Quart.	Cont.	12" O.C.
158	Petunia		Blue/White Petunia		1 Quart.	Cont.	12" O.C.
Annual rotation is intended to be a guide. Planting should be evaluated seasonally to take advantage of locally available stock.							



TYPICAL STREETScape ELEVATION ALONG OLIVE
SCALE: 1/8" = 1'-0"



TYPICAL STREETScape SECTION ALONG OLIVE
SCALE: 1/8" = 1'-0"



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DATE: October 28, 2013 - 8:46:16 AM
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MSD P.NO.

BASE MAP:	DESIGN/CALC BY	BSJ
	DRAWN BY	BSJ
	CHECKED BY	EWM
	DRAWING SCALE	AS SHOWN
	DATE	10/25/13
MSD P.NO.	Job Number 13-0033	
	Sheet Number C0.2	

cole

+ ST. LOUIS
401 S. 18th Street
Suite 216, MO 63103
St. Louis, MO
314.984.9887 *tel*

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

**CITYPLACE PLAT TWO
ADJUSTED LOT 7**
11557, 11569, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141



CIVIL ENGINEERS

CORPORATE
ENGINEERING
CERTIFICATE
#001165

ERIC W. MORFF
CIVIL ENGINEER

THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 63141



TREE REMOVAL AND REPLACEMENT CHART

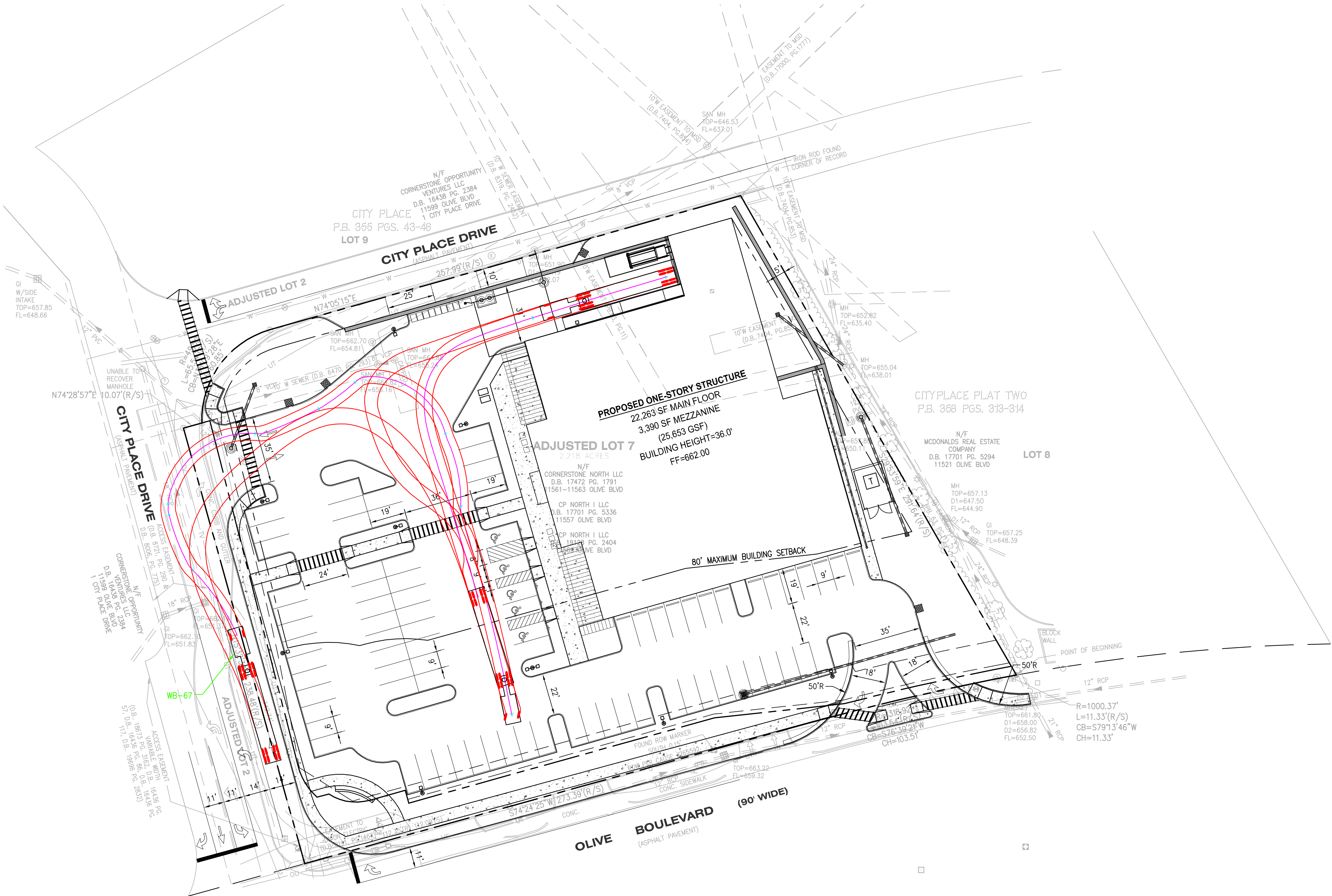
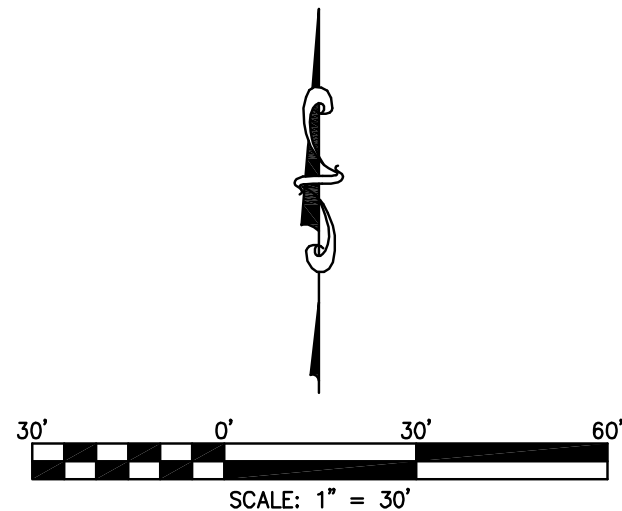
PROJECT NAME: The Koman Group - Fresh Market
PROJECT NUMBER: 12-2137.00
DATE: 10/25/2013

PREPARED BY: ARCTURIS, INC.

EXISTING TREE SCHEDULE						
ID Number	Species	Evergreen/ Deciduous	Size (caliper Inches)	Condition	TBR or Remain	Comment
1	Hornbeam	Deciduous	1	Fair	TBR	
2	Hornbeam	Deciduous	1	Fair	TBR	
3	Elm	Deciduous	3	Fair	TBR	
4	Hornbeam	Deciduous	1	Fair	TBR	
5	Hornbeam	Deciduous	3	Fair	TBR	
6	Elm	Deciduous	3	Fair	TBR	
7	Elm	Deciduous	3	Fair	TBR	
8	Elm	Deciduous	3	Fair	TBR	
9	Redbud	Deciduous	12	Poor	TBR	Aging
10	Redbud	Deciduous	15	Poor	TBR	Aging
11	White Pine	Evergreen	12	Good	TBR	
12	White Pine	Evergreen	12	Good	TBR	
13	White Pine	Evergreen	12	Good	TBR	
14	White Pine	Evergreen	8	Good	TBR	
15	White Pine	Evergreen	6	Good	TBR	
16	White Pine	Evergreen	6	Good	TBR	
17	White Pine	Evergreen	4	Good	TBR	
18	White Pine	Evergreen	12	Good	TBR	
19	White Pine	Evergreen	12	Good	TBR	
TOTAL CALIPER INCHES REMOVED						129

REPLACEMENT TREE SCHEDULE*				
Quantity	Species	Evergreen/ Deciduous	Size (caliper / Height)	Comment
17	Chinese Elm	Deciduous	3.5	Shade Tree
14	Zelkova	Deciduous	3.5	Street Tree
10	Redbud	Deciduous	2	Ornamental
TOTAL CALIPER INCHES REPLACED				129

*See Site/Landscape Plan for Locations



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DATE: October 28, 2013 - 8:48:51 AM
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BASE MAP:
MSD P.N.O.

DESIGN/CALC BY	BSJ
DRAWN BY	BSJ
CHECKED BY	EWM
DRAWING SCALE	AS SHOWN
DATE	10/25/13
Job Number	13-0033
Sheet Number	C0.4

ST. LOUIS

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St. Louis, MO 63103

314.984.9887 tel

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CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

Gale & Associates, Inc.

CITYPLACE PLAT TWO

ADJUSTED LOT 7

11557, 11569, 11561 AND 11563 OLIVE BLVD.

ST. LOUIS, MO 63141

AUTOTURN EXHIBIT

CIVIL ENGINEERS

CORPORATE

ENGINEERING

COMPANY

ERIC W. MORFF

#001165

STATE OF MISSOURI

PROFESSIONAL ENGINEER

ERIC W. MORFF

#001165

FE-2002003208

10/25/13

DEVELOPER/OWNER:

THE KOMAN GROUP

#6 CITY PLACE DRIVE, SUITE 430

ST. LOUIS, MO 63141

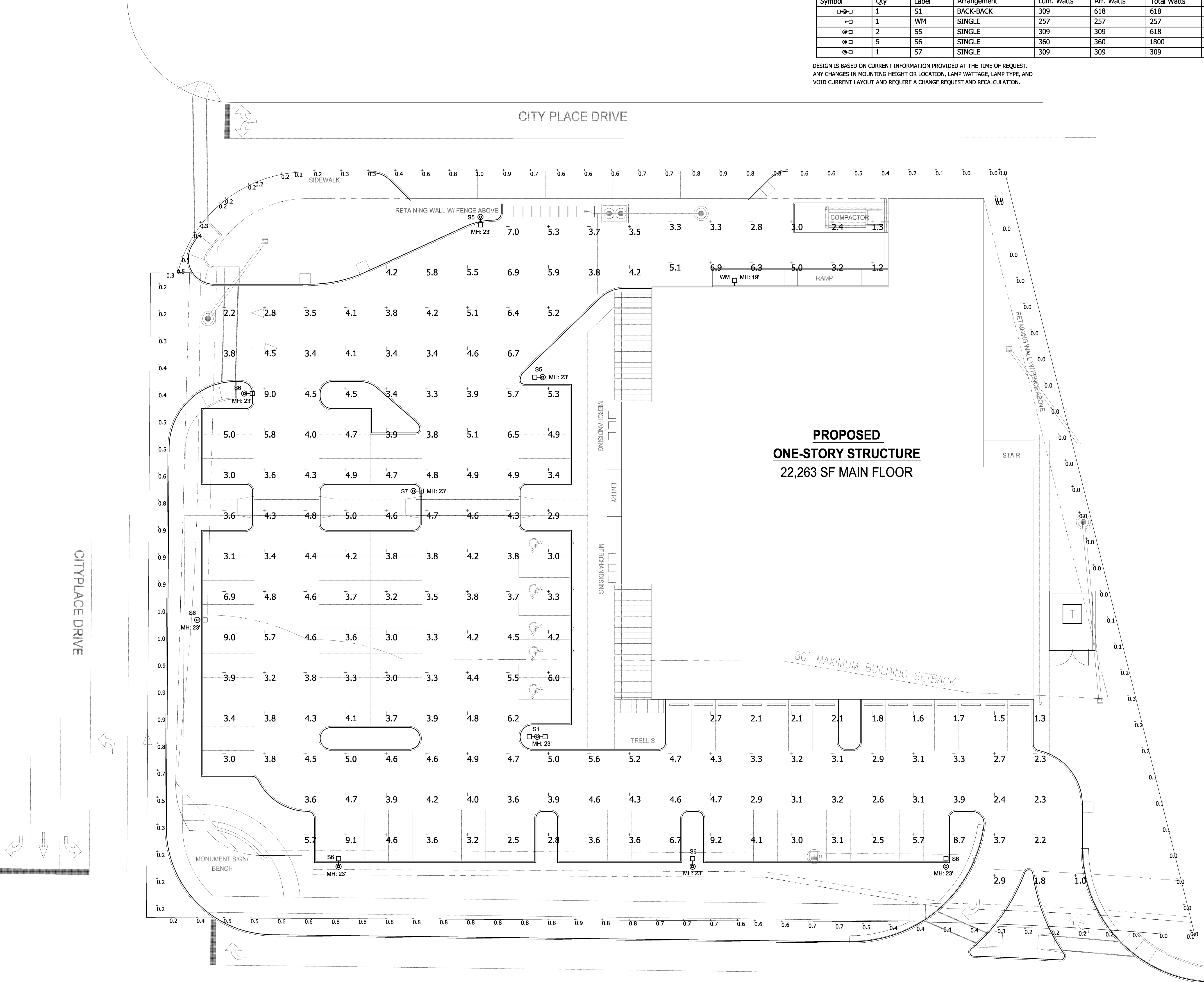
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON IS NOT VALID UNLESS THE ENGINEER HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MISSOURI. NO OTHER DOCUMENTS OR INSTRUMENTS NOT SPECIFICALLY REFERENCED IN THESE PLANS SHALL BE USED IN CONNECTION WITH THESE PLANS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM OR PARTS OF THE PROJECT TO WHICH THIS ENGINEER HAS BEEN ASSIGNED.

FIXTURES MOUNTED ON 20' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON PARKING SURFACE

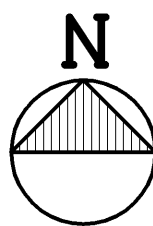
Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COMPACTOR AREA	Illuminance	Fc	3.65	6.9	1.2	3.04	5.75
PROPERTY LINE	Illuminance	Fc	0.41	1.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	4.13	9.2	1.0	4.13	9.20

Luminaire Schedule									
Scene: Scene_1									
Symbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Total Watts	LLF	Lum. Lumens	Description
☐⊕☐	1	S1	BACK-BACK	309	618	618	0.912	24540	GLEON-AA-06-LED-E1-5WQ
→☐	1	WM	SINGLE	257	257	257	0.912	19345	GLEON-AA-05-LED-E1-SL3 WALL MOUNT
⊕☐	2	S5	SINGLE	309	309	618	0.912	22733	GLEON-AA-06-LED-E1-SL3 SINGLE
⊕☐	5	S6	SINGLE	360	360	1800	0.912	27016	GLEON-AA-07-LED-E1-SL4 SINGLE
⊕☐	1	S7	SINGLE	309	309	309	0.912	24540	GLEON-AA-06-LED-E1-5WQ SINGLE

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



OLIVE BOULEVARD



SITE PLAN - PHOTOMETRIC STUDY
SCALE: 1/16" = 1'-0"

THE FRESH MARKET
CITYPLACE
CREVE COEUR, MO 63141

ARCTURIS
together we create

720 OLIVE STREET, SUITE 200 SAINT LOUIS, MO 63101
T 314 206 7100 F 314 231 9801

THE KOMAN GROUP
SIX CITYPLACE DRIVE SAINT LOUIS, MO 63141
T 314 993 9800

G&W
ENGINEERING CORPORATION

DYNAMIC PROCESSES • SUSTAINABLE RESULTS
138 WILSON PARKWAY ST. LOUIS, MO 63043
314 669 3732 PROJECT NUMBER: 2013-0078
WWW.GANDWENGINEERING.COM

ENGINEER OF RECORD:

KEVIN S. GRIESEMER, LICENSE # 23628
EXPIRATION DATE 12-31-13

ISSUE DATE	DESCRIPTION
10/25/13	SITE DEVELOPMENT PLAN

Revision Schedule		
No.	Date	Description

Project Number: 2013-0078

Sheet Title:
SITE PLAN - PHOTOMETRIC STUDY

E-500



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-019 FOR SITE CONCEPT AND SITE DEVELOPMENT PLAN
APPROVAL OF A 25,490 SQ. FT. RETAIL GROCERY STORE, THE
FRESH MARKET**

FOR THE MEETING OF: Monday, August 19, 2013, 7:00 PM

LOCATION: 11557, 11561, 11563, & 11569 Olive Boulevard, located at the northeast corner of City Place Drive and Olive Boulevard (see attached map). The property is zoned "CB" Core Business District.

REQUEST: An application has been submitted to amend the City Place Commercial Designed Development Plan for the approval of a site concept and site development plan for "The Fresh Market," a 25,490 sq. ft. retail grocery store, located on the 2.218 acre vacant lot at the northeast corner of Olive Boulevard and City Place Drive.

ADDITIONAL INFORMATION: Ordinance #5316, approved by the City Council on August 12, 2013, allows the applicant to request an increase in the maximum 15-foot setbacks of the CB zoning district. The proposal relies on this provision for all three frontages the varying degrees.

Key Issues:

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

Comp. Plan References

- Central Business District
- Design Guidelines

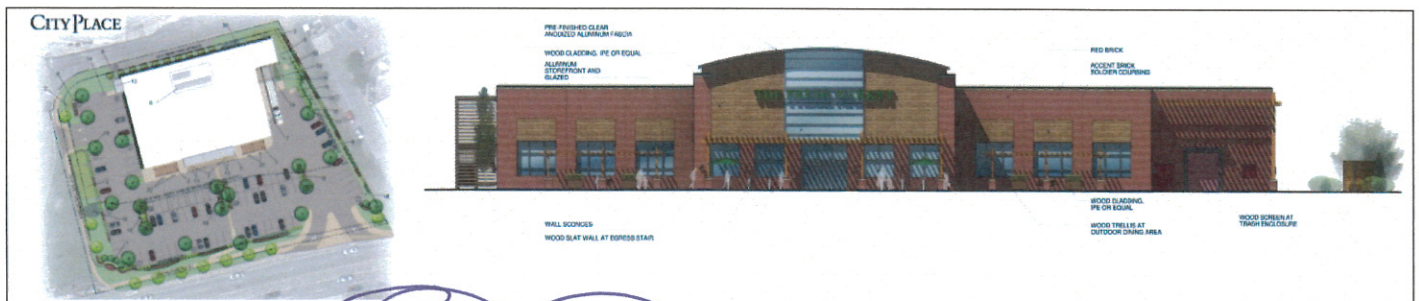
Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.450(D): Commercial Designed Development Procedure
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

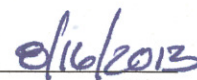
**PROPERTY
OWNER:**

CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director


Date

Attached: Applicant's materials, received August 9, 2013.

BACKGROUND AND ZONING REQUEST

The 2.218-acre subject property is located at the northeast corner of the intersection of Cityplace Drive and Olive Boulevard. This location is the designated “front door” to the CityPlace campus, although other vehicle entrances probably handle more traffic. The site was previously developed with a gas station and a McDonald’s restaurant. Both properties were purchased by The Koman Group and subsequently cleared. The combined properties were resubdivided into a single lot and that lot has remained a grass field for several years. In 2007, The Koman Group received site development plan approval for the “CityPlace North” project that included a four-story office and retail building and an attached four-story parking garage with retail tenants on the ground level, totaling 94,810 square feet. Unfortunately, they were unable to find sufficient occupants to justify construction. Despite receiving a one-year extension, the original approval has now lapsed and the property remains vacant.

The owner is now proceeding with a new concept where the site is developed with a single-tenant building and surface parking. The proposed tenant is “The Fresh Market” although the site is evaluated herein without particular regard for the tenant since the City should assume that the tenant will change at some point. The building covers a total of 25,490 square feet and the parking lot includes spaces for 105 vehicles, although five of those are arranged to be functionally connected with the adjacent CityPlace 6 office tower. The building and parking also allow for a truck court with a “dock-height” loading dock, trash compactor and a recycling storage area. As shown on the attached plans, the building is located at the north edge of the property with the front facing south toward Olive Boulevard. The front setback from Olive Boulevard is approximately 111 feet, assuming an anticipated right-of-way dedication to the Missouri Department of Transportation (MoDOT). The setbacks from Cityplace Drive on the west and north are approximately 80 feet and 18 feet, respectively. The east setback, from the property line shared with McDonald’s, is approximately 17 feet. The loading dock is located on the northeast corner of the building and also faces south toward Olive Boulevard. The landscape is primarily around the outside of the site with the monument sign and most of the stormwater management structures along the Cityplace Drive frontage, extending down to the corner at Olive Boulevard. Access to the site is via a right-in, right-out driveway on Olive Boulevard and a full access off Cityplace Drive.

The building will be constructed using tilt-up panels, inlaid with brick. Wood trellises in various forms are used on the building façade for decoration, as well as elevated over two patio areas in front of the store. The front is marked by an over-sized entrance feature that extends above the roof-line but does not extend past the front of the primary structure. The sides and rear are similarly treated with scone lighting and the aforementioned decorative trellises. There are no windows on the sides and rear but an exterior stair is located on the northwest corner of the building. It too is enclosed with a wood trellis or slat system.

Approval of this project requires:

- Approval of an amended site concept plan for the entire CityPlace campus as required under the Commercial Designed Development (CDD) procedures.
- Approval of a site development plan for this particular site.
- Approval of an amendment to the CityPlace Master Signage Plan to accommodate the proposed building and monument signs. Note that this particular element is addressed under a separate application (Application #13-018).

All of these elements will require a recommendation from the Planning and Zoning Commission to be forwarded to the City Council for final approval.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Office building	“CB” Core Business	Cityplace Drive
South	Pharmacy, medical office	“CB” Core Business	Olive Boulevard
East	Drive-through restaurant	“CB” Core Business	N/A
West	Inline retail/office	“CB” Core Business	Cityplace Drive

COMPREHENSIVE PLAN REVIEW

Whether one is evaluating the CDD amendment or the site development plan, agreement with the Comprehensive Plan is a key finding for approval. The Plan provides the subjective guidance and interpretation needed to properly answer the other findings of those approval processes. Even during the review of the now-defunct Cityplace North project, the Comprehensive Plan policies for this site played a significant role.

Overall Goals and Strategies

The primary focus of the overall goals and strategies is the desire to ensure that every project fit into the overall fabric of the city that is envisioned by the plan. As a low-rise, commercial development on a commercial site, the broadest goals are generally met. The remaining concerns apply more to specific site improvements, to wit:

Community Health and Connectivity

2. Create a linear “green-line” park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)
3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Community Image and Identity

1. Improve the quality of commercial development by strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns. (p.23)
3. Develop a system of gateway features at various locations, including entrances to the City and key locations that serve as defining points within the City. (p.23)
6. Implement streetscape improvements along major streets and gateways. (p.23)
9. Encourage public arts throughout the community. (p.23)

Transportation and Movement

1. Reduce traffic congestion on major arterials. (p.24)
16. Implement lane, signal, and other physical improvement to improve traffic flow and mitigate local congestion issues. (p.25)

As has become typical for redevelopments along Olive Boulevard, the provision of an elaborate and pedestrian-friendly landscape (the “green line park” approach) and the provision of street improvements to Cityplace Drive where the right-of-way is currently substandard are significant concerns. The landscape along all three frontages is perimeter planting only; it does not engage pedestrians and is effectively two-dimensional. It lacks depth along the ground plane and the corner elements are underscaled for the both the size of the site and the breadth of the adjacent rights-of-way. Further, the landscape along the north frontage is sparse and requires more attention to both visual impact and detail. Positive aspects are that the planting within the parking lot is effective, the pedestrian connection through the parking lot is efficient and safe and the proposed plant materials are appropriate in type.

The corner location at the entrance to the CityPlace campus lends itself to the concept of a campus-gateway feature, since the notion of a city-gateway would be out of place here. With a fuller landscape along the frontage, including the use of built features or public sculpture, these goals could be satisfied without compromising the functioning of the applicant’s use. The Planning Commission should require these features to be specifically identified on the site and landscape plans prior to approval.

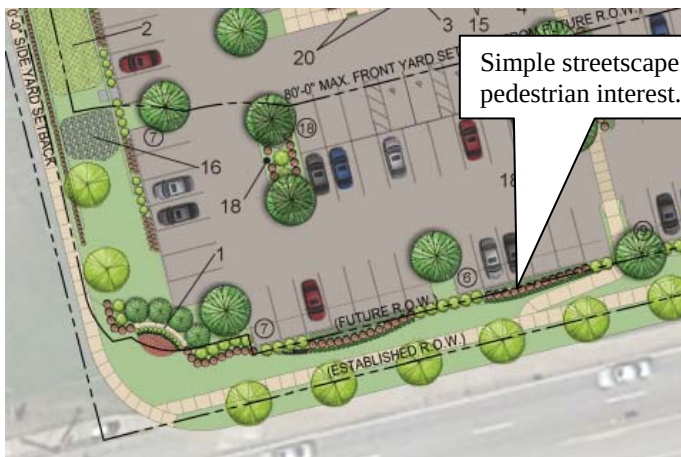


Figure 1. Note small corner element (“1”) that recedes into the landscape rather than serving as a gateway feature that augments the pedestrian space.

The applicant is already proposing a right-turn lane on Cityplace Drive, which is a significant feature that the Planning Commission should welcome since Cityplace Drive sees substantial confusion during peak times, especially the midday (lunch) rush. An additional lane will help separate motorists with different destinations and this helps reduce confusion.

Central Business District

While the majority of the goals under this chapter of the Comprehensive Plan relate to the larger development potential south of Olive Boulevard, the Central Business District does include the subject property and there is one key statement in the “Vision” for the area and three key goals:

Vision

“The area north of Olive Boulevard will continue to be developed with a mix of high-quality office and retail uses anchored by a completed CityPlace development to serve as a complement to the portion of the Central Business District south of Olive Boulevard.” (p.81)

Residential Preservation and Economic Development

1. In the area north of Olive Boulevard, encourage a continuation of the master-planned CityPlace development. Adjacent developments should incorporate design elements, cross-access easements, pedestrian connections, and mixed uses. (p.80)
5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings. Revamp the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development and illustrations of desired development patterns. (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas. (p.83)

Key Property Recommendations; Central Business District 3

...Redevelopment of the area east of CityPlace Drive and west of Craig Road is likely and should be encouraged. Such redevelopment should require lot consolidations, fewer curbcuts onto Olive, more right in/right out movements, and the construction of an additional vehicular and pedestrian connection between West Oak and the CityPlace development.

...Olive Boulevard streetscape improvements and burial of the overhead utility lines could be a major asset and should be encouraged and supported by the City through various options. Cross access should be encouraged and coordinated whenever possible. In addition, the Olive/Old Ballas/CityPlace intersection should be improved to accommodate vehicular movements as well as facilitate pedestrians across Olive at this point. (p.88)

The applicant has assisted, significantly, in the undergrounding of some utilities along Olive Boulevard including the subject property. They are also proposing the full level of traffic improvements indicated by the defunct Olive Boulevard TDD and their own traffic assessment prepared for this project. Cross-access is not provided to the adjacent development, although it is likely that Cityplace Drive provides the same function and it would be difficult to locate a cross-access drive into the completed McDonald's property.

Where this proposal breaks significantly from the goals of the Comprehensive Plan is the site layout. The Plan reflects what is well documented through-out planning literature: parking lot dominated sites are not pedestrian friendly and serve to divide a neighborhood instead of unifying it or even helping properties complement each other. Not only does the rearward position of the proposed building lead to the parking-forward layout, but it also presses the building into the space that could be used to more effectively connect this site with the east-west portion of Cityplace

Drive. It does not meet with the economic development goal #5 recited above and does not follow the Design Guidelines (see below). The overall lack of distinctive streetscape improvements beyond street trees and a row of shrubs is already documented above. Staff encourage the Planning Commission to work with the applicant on reworking the site plan and, especially, the location of the building and landscape along the streets.



PEDESTRIAN PLAN REVIEW

The Pedestrian Plan again emphasizes that all projects for new construction have the responsibility to install sidewalks and crosswalks meeting the requirements of the City (Intro-7). In this area, that is a minimum six-foot sidewalk along all streets and full signalized cross-walks at the intersection of Olive Boulevard and Cityplace Drive. The applicant's plans show five-foot sidewalks on Olive Boulevard and the north-south portion of Cityplace Drive only and no comments regarding the crosswalks over the adjacent intersections. The proposed ramp configuration from the sidewalk to the lowered parking lot (which is beneficial in meeting the parking lot screening requirement) utilizes a weak design approach by merging with the main sidewalk at a narrow angle (see Figure 1, above). Proper 90-degree turns and landings should be utilized. Lastly, it is not clear from the drawings how the sidewalk will be preserved in the event Olive Boulevard is widened as is suggested by the "Future R.O.W." designation. Ideally, all of the improvements, save for turf, should be able to remain intact so materials are not wasted and mature trees are not lost. This is the same approach used for the nearby CVS, St. Luke's and Plaza Jaguar plans.

In general, the Commission should require adherence to the Pedestrian Plan on all frontages, even in the event of predictable road widenings. The sidewalk designs should be detached from the curbs and integrated from the adjacent landscapes to improve the pedestrian orientation and overall appearance, and the crosswalks should be shown to be maintained or, in the case of the Cityplace Drive crosswalk, completely replaced with modern equipment that meets or exceeds the Pedestrian Plan recommendations.

DESIGN GUIDELINES REVIEW

The design guidelines provide specific design objectives applicable to all new construction within the City of Creve Coeur. Satisfying these guidelines is an important expectation of the Comprehensive Plan and always a matter of review with every proposal before the City. To clarify the analysis, the following review is broken into the same sections as the guidelines, and only summaries are provided.

Site Layout

Physical Features and Site Relationships

The following guidelines are important to this proposal:

1. Design site improvements to minimize changes to existing topography when possible. Topography and existing vegetation should be utilized for screening, buffering and transition of uses and developments when practical. Avoid massive grading to create flat building "pads" and avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties and round proposed cut and fill slopes, both horizontally and vertically.
3. Size, design, and orientation of buildings should be sensitive to existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to be sensitive to views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.
5. Unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or must also be screened from view.

The proposed design generally flows with the down-sloping site until the store pad forces the use of an extended foundation to compensate for the steeper drop-off in the northern quarter of the property. While this is necessary to keep the building from looking like it is in a hole, it amplifies the "back-of-house" appearance of the north wall and further degrades the already poor pedestrian environment there.

The southern exposure of the front doors and the truck court will ensure that those areas are extremely hot. The lattices will help with the pedestrian area out front, but the heat will exacerbate the odors typical to compactors and trash storage. Indeed, just facing the truck court to the south, toward Olive Boulevard, is contrary to the guidelines. What would improve all of these factors would be rotating the building counter-clockwise 90 degrees and moving it to the southwest corner of the site. This would also address the aforementioned Comprehensive Plan goal that states, in part, "...Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings." (p.81)

Streetscape/Pedestrian Orientation

Addressing the various concerns of the Comprehensive and Pedestrian Plans, and the Design Guidelines already discussed above, will generally satisfy these guidelines as well. The creative and pedestrian-friendly design of all sidewalks and outdoor spaces, approachable building design on all viewable sides and the use of amenities such as covered plazas, seating areas, and outdoor dining areas are all encouraged. The freestanding trellises in front of the building are effective and attractive although the trellis along the actual entrance area seems shallow and forced along the

front rather than having the room to actually create an outdoor entrance room for the building. The Planning Commission should consider if there is a means of bringing those elements out from the building and out to the street including, perhaps, through integration with the corner monument. A further concern is the design of the stormwater management structure along Cityplace Drive. While it is presumed to be largely a planted area, there is no indication of how this area will be planted in a way that meets both the requirements of the Metropolitan St. Louis Sewer District (MSD) and the Design Guidelines.

Pedestrian and Vehicular Circulation

The primary interests with this category of guidelines are the following:

2. Pedestrian access routes should be buffered from the street, vehicular traffic and parking areas. The use of greenspace and landscaping is a recommended buffering element. Pedestrian amenities such as benches, pergolas, gazebos and water features along pedestrian access routes are strongly encouraged however, they should not conflict with visibility of or access to storefronts.
3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting from the design of the building and adjacent properties. Direct access from the street and from parking areas to the principal structure should be provided.
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.

The sidewalk connection from the street does sit within the landscape islands as much as possible and there is decorative planting along the path for increased interest. Distinctive paving is also utilized for the entire route. Again, use of the trellis system or pergolas could be an effective means of tying the various parts of the site together through a common pedestrian amenity. The customer vehicular access is logical, although the suggested path for delivery transport trucks seems challenging and leaves the parked truck visible from Olive Boulevard. Trucks emptying the compactor and the cardboard storage will also do so in plain sight of Olive Boulevard.

Buildings

General Architectural Guidelines

The proposed building does have the strong sense of entry on the front façade encouraged by the guidelines but, contrary to this set of guidelines, the building has long wall planes and it is only a single-story, single-use building. The use of the wood trellises does provide some interest through the change in texture and casting of shadows, but they are generally applied on a building-size scale. As suggested above, the further integration of this design element, or motif, in a variety of locations, especially those where pedestrian scale is dominant, will further satisfy these guidelines.

Scale

Similar to the preceding subsection, the scale of the building is reasonable for the larger setting, although it will be somewhat dwarfed by the CityPlace 6 tower behind it. As before, the execution of pedestrian scale details in the appropriate areas is not evident in the plans and should be explored by the Commission.

Design

This set of guidelines repeats many of the themes expressed above and, again, it is important to restate the need for more articulation in the building, both over the length of all of its long walls, and towards the base of those walls where they have value to the pedestrian. The wood trellises are an interesting feature that should be utilized at a greater variety of locations and scales. One point of discussion that is new is the following:

9. Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons.

The proposed building does have a large screen wall on the roof surrounding the mechanical equipment. The proposed screen is aligned with the front façade treatment and made of the same wood material used elsewhere for the trellis elements. This is a good choice of material and general alignment, although a true articulation with the front façade would better conceal the location of the equipment and more effectively address the purposes of this guideline.

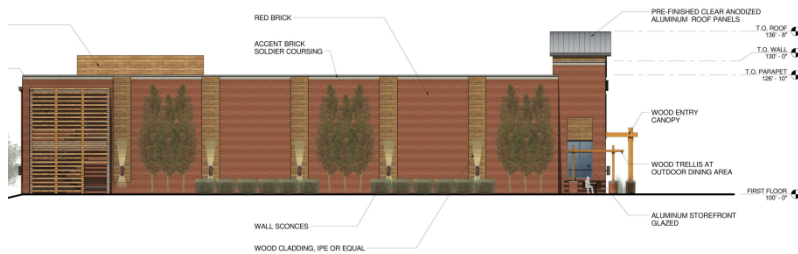


Figure 3. Note how front façade treatment (right side of image) and the roof-top mechanical screen appear as appendages to the main structure rather than integrated into the structure.

Relationship to Neighboring Development

The building materials have been chosen for compatibility with the surrounding structures although the single-tenant nature of this building and the underlying warehouse style construction (tilt-up box) are not in keeping with the nearby structures and not supported by the design guidelines. The added elements have improved the overall interest of the building to help give it a similar degree of visual appeal as the surrounding buildings (see Figure 3 above), but the receding location and the dominance of the parking lot will tend to foil whatever presence the building itself might have.

Materials/Colors

The use of inlaid brick and wood detailing is consistent with the quality materials objectives, with the various caveats discussed above. The design of the front façade element is somewhat “thin” as it does not extend back past the front of the main box (see Figure 3 above). Given the otherwise simple box nature of the structure, staff suggest that the Commission discuss this element further with the applicant. Even a modest extension of the entrance roof back over the main roof would improve the conformance with these guidelines.

Building Services

As discussed above, the truck court (which includes the loading dock, compactor and cardboard storage) is open to the Olive Boulevard frontage and is not compatible with a variety of design guidelines including the following:

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 screened to minimize visual impact on public streets, surface parking lots and neighboring properties.
2. In large commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets.

The applicant is attempting to develop a variety of screening methods to address this concern. While they may achieve some level of camouflage for the truck court, the only true solution is the one mentioned earlier wherein the building is turned and repositioned so that the truck court faces east, away from all streets.

Landscape Design

As discussed earlier, the landscape has some effective plant materials and is at least present in the right locations. What it lacks is scale and depth to properly complement the building and parking and to provide a level of pedestrian interest commensurate with these guidelines.

Miscellaneous

Signage

The applicant's proposal shows one building sign and one monument sign that is also an entry monument into the Cityplace campus. Although these require amendments to the Cityplace Master Signage Plan and are explored in greater detail in Application #13-018, it is worth noting again that the monument sign stands at a location that could be better utilized as a campus entry monument and possible pedestrian amenity rather than simply being a multi-tenant advertising sign as currently proposed.

Lighting/Utilities/Stormwater Drainage/Energy Conservation/Screening

All of these items are essentially performance issues, some of which have not been defined on the proposed drawings. One feature of note, however, is the proposal to use scone lighting on the walls to highlight the wood detailing. Also of note, though, is the aforementioned lack of detail in the design of the stormwater structures to give them value in the designed landscape rather than simply being utilitarian in nature. The Planning Commission should request more detailed design studies of these structures.

Parking

Key parking guidelines that are applicable to the proposal are:

1. The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need t be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping.

2. Parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable.
4. Parking design should minimize glare, reflection and the visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, planting or topographic features should be utilized to screen parking and loading areas.
6. A landscaped separation should be used between parking areas and buildings to create a visual landscaped foreground for buildings. (p.19)

As cited above, many design guidelines, including these, would be better satisfied by moving the building forward and placing all of the parking to the side and rear of the building. Aside from that issue, the applicant has provided a number of landscaped islands within the parking to divide up the asphalt areas and provide some shade. The proposed front trellises begin to create the separation between the parking lot and building that is advocated but, as is suggested above, they suffer from the same lack of depth as the perimeter landscape plantings which gives them an appearance of artifice that works against what could be a more pleasing and effective feature of the site.

ZONING CODE REVIEW

Commercial Design Development (CDD)

The proposed grocery store tenant is a permitted use, so the primary review for this project centers around the design issues discussed above. Under the CDD procedures, however, the setbacks, site coverage and floor area ratio (FAR) for an individual site may be increased as long as the overall CDD area conforms to the underlying district requirements.

The applicant is requesting that the maximum front setbacks be increased on all three frontages due to functional limitations of the site. Staff believe that the building can be slightly modified but completely repositioned at the southwest corner of the site and still maintain the same vehicle access and parking quantity. As such, it is suggested that the Planning Commission request further documentation supporting the request versus a layout that more closely conforms to the Comprehensive Plan, Design Guidelines, and Zoning Code regulations.

The applicant is also asking to increase the overall campus site coverage from 66% to 70%. This requires the approval of an additional site coverage bonus under Section 405.370.E.3.b of the Zoning Code. Currently, staff do not perceive any “special or outstanding landscape and site planning features” that would appear to warrant the additional site coverage bonus. The dedication of right-of-way could be accepted as justification, but the Planning Commission and City Council have generally expected additional, visual improvements as well since Section 400.020 already provides some redress to property owners who voluntarily dedicate some of their property for public right-of-way. Again, the members of the Planning Commission should request further documentation justifying this request.

Another concern under the CDD provision is the tree conservation requirement. Section 405.450.D.4 states:

4. Tree conservation. Any development proposed as a commercial 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).

The applicant's tree removal and remediation plan shows all of the existing trees being removed and replaced with a greater quantity of trees, measured in caliper inches. Again, it is not clear how this conforms with the Zoning Code provisions and further discussion should be had with the applicant in this regard.

SUMMARY AND CONCLUSION

The proposed development represents an important investment into a key property within the city. The applicant has also made a number of revisions to the plan, in concert with the comments staff has been providing. However, a number of significant breaks from the remain and the Planning Commission should not forward a recommendation to the City Council until they are satisfied with the following issues:

- Further evidence must be provided that demonstrates why the building must be placed at the north edge of the site with the truck court facing Olive Boulevard.
- The front façade of the building is thin and not integrated into the main part of the building except through the application of surface materials.
- The sides and rear of the building are, effectively, long flat walls and should show more variation in depth and line.
- The use of materials is promising but needs to be carried throughout all scales of design and all portions of the site.
- The sidewalks are too narrow and there is no evidence that the pedestrian environment will be preserved in the event of a road widening on Olive Boulevard.
- There is no sidewalk along the south side of the east-west segment of Cityplace Drive.
- There is no evidence of pedestrian scale design along the north frontage and there is not enough elsewhere on the site.
- The monument sign is cluttered and ineffective as a gateway into the campus and as a design element helping to unify the site.
- The landscape is inconsistent in its design and does not reflect the "green line park" approach provided on other sites.
- The stormwater management structures are not fully designed but are placed directly into the key landscape areas; they must be moved closer to final design to evaluate their conformance with City goals and regulations.
- The justification for the increased site coverage is not enunciated.
- Compliance with the tree preservation requirements for CDD approval is not demonstrated.

ACTION

The Planning and Zoning Commission should not take any action on a recommendation for this application until all issues have been addressed. A motion to continue the discussion to a future meeting is required, however. (see below)

MOTION

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

“I move to continue Application #13-019 to the meeting of September 3rd, 2013, to allow the applicant time to address the concerns of the members of the Planning Commission and staff.”

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

APPENDIX 3: AERIAL MAP OF SUBJECT PROPERTY



CITY PLACE



PROPOSED ONE-STORY STRUCTURE

22,100 SF MAIN FLOOR
3,390 SF MEZZANINE
25,490 GSF TOTAL, 37' HIGH

SITE PARKING:

102 SPACES REQUIRED (4 SPACES PER 1,000 SF)
100 SPACES PROVIDED (INCLUDING 5 ACCESSIBLE SPACES)
5 ADDITIONAL PARALLEL SPACES PROVIDED AT NORTH EDGE OF SITE

SITE COVERAGE:

TOTAL SITE AREA = 2.22 ACRES
VEHICLE/SURFACE/BUILDING AREA = 1.63 ACRES
COVERAGE AREA = 70% PER CAMPUS OVERLAY

SETBACKS:

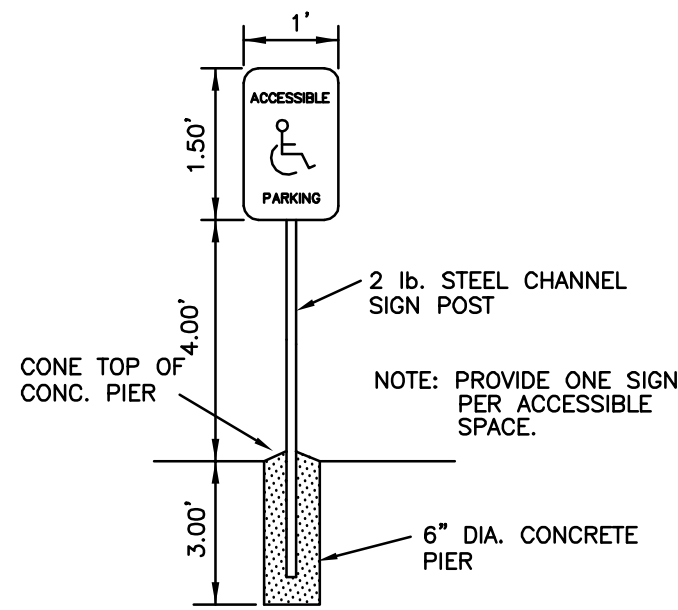
FRONT = 80'-0" MAX.; 104'-0" PROVIDED
SIDES = 10'-0"; 10'-0" PROVIDED
REAR = 10'-0"; 10'-0" PROVIDED

PLAN KEY:

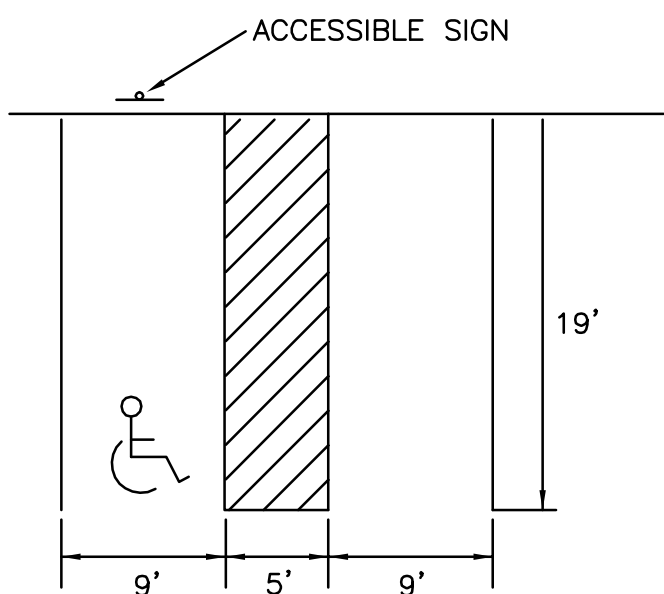
- 1. MONUMENT SIGN
- 2. BIORETENTION AREA
- 3. TRELLIS-COVERED SEATING AREA
- 4. PRODUCE STANDS
- 5. ENTRY VESTIBULE
- 6. SCREENED ROOFTOP EQUIPMENT
- 7. DOCK RAMP
- 8. RETAINING WALL
- 9. GREASE CONTAINER PAD
- 10. TRANSFORMER PAD
- 11. TRASH COMPACTOR
- 12. CARDBOARD STORAGE
- 13. COVERED EGRESS STAIR
- 14. GREASE INTERCEPTOR
- 15. LIGHT BOLLARDS
- 16. FOREBAY
- 17. WOOD SCREEN WALL ASSEMBLY
- 18. LIGHT POLE
- 19. TRELLIS STRUCTURE
- 20. PLANTERS

A SITE DEVELOPMENT PLAN FOR: CITYPLACE VII - THE FRESH MARKET

A TRACT OF LAND BEING PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



ACCESSIBLE PARKING SIGN DETAIL



PARKING STALL DETAILS

PERTINENT DATA

EXISTING ZONING: CORE BUSINESS DISTRICT
PROPOSED ZONING: CORE BUSINESS DISTRICT
SCHOOL DISTRICT: PARKWAY
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
PHONE: (314) 432-5570
SEWER SERVICE: METROPOLITAN ST. LOUIS SEWER DISTRICT
PHONE: (314) 768-6272
WATER SERVICE: MISSOURI AMERICAN WATER CO.
PHONE: (636) 938-6655
GAS SERVICE: LACLEDE GAS COMPANY
PHONE: (636) 723-0494/(636) 946-6170
ELECTRIC SERVICE: AMEREN UE
PHONE: (636) 639-8311
WATERSHED: CREVE COEUR CREEK
FEMA FLOOD PANEL MAP: MAP # 29189C0162 H, DATE: AUG. 2, 1995

BUILDING AREA

GROCERY STORE 22,100 SF
SITE AREA 96,595 SF
F.A.R. = 22,100 SF/96,595 SF = 0.23

SETBACKS REQUIRED

FRONT 80' (MAXIMUM)
SIDES 10'
REAR 10'

PARKING REQUIRED

GROCERY STORE - 4/1000 SF GROSS FLOOR AREA
TOTAL REQUIRED PARKING 102 PS
TOTAL PROVIDED PARKING 105 PS
PROVIDED PARKING (FRESH MARKET) 100 PS
PROVIDED PARKING (CITY PLACE DRIVE) 5 PS
TOTAL REQUIRED ACCESSIBLE PARKING 5 PS
TOTAL PROVIDED ACCESSIBLE PARKING 5 PS

COVERAGE AREA

VEHICLE SURFACE/BUILDING AREA* = 25.26 AC. 26.89 AC.
TOTAL SITE AREA* = 38.44 AC. 38.44 AC.
COVERAGE AREA* = 66% 70%
* CALCULATIONS INCLUDE ENTIRE CITY PLACE SUBDIVISION

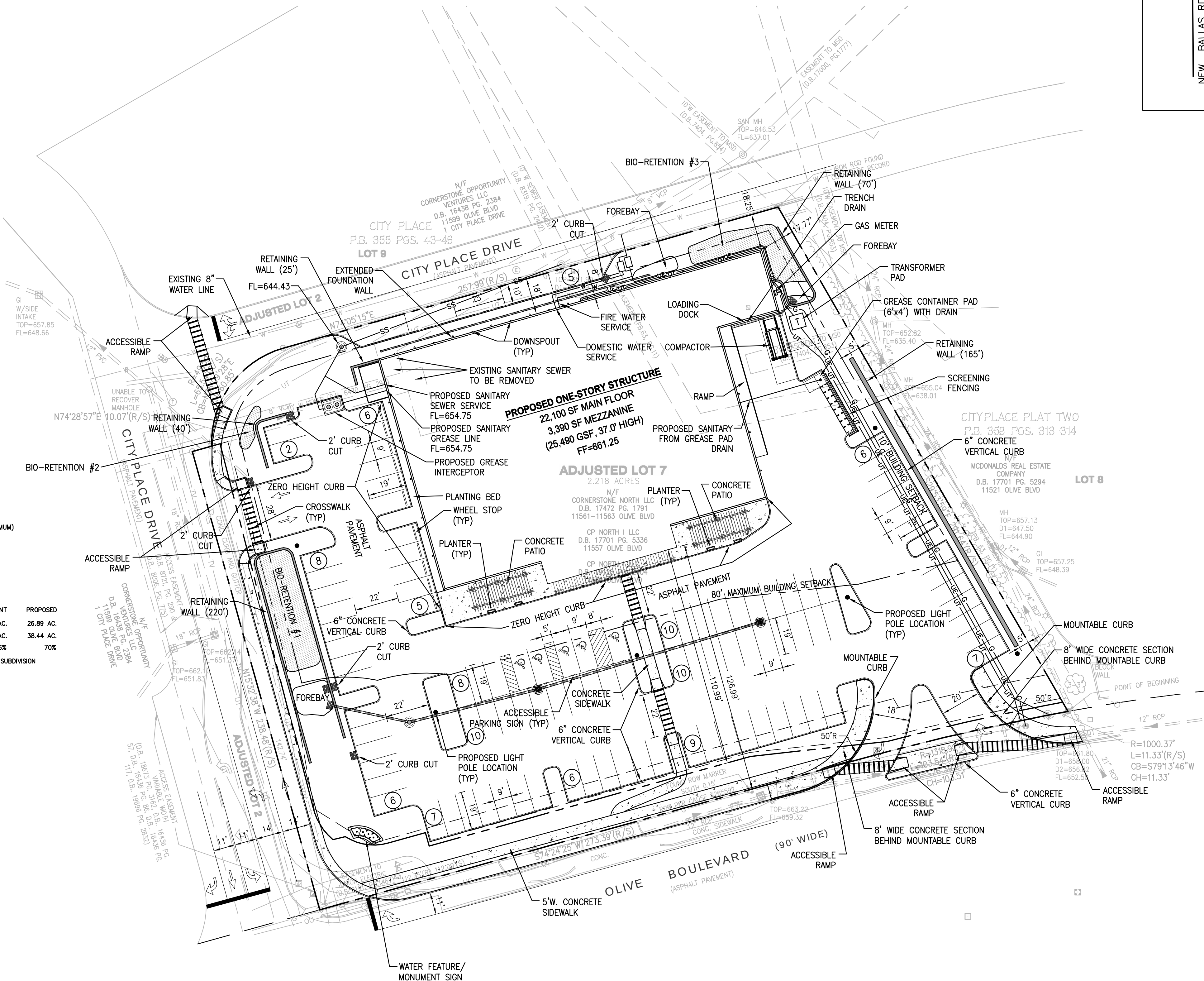
PRELIMINARY STORM CALCULATIONS

PREDEVELOPED SITE:
GRASS AREA = 2.20 AC.
HARD SURFACE/BUILDING AREA = 0.02 AC.
TOTAL = 2.22 AC.
STORM FLOW = $1.70 \times 2.20 \text{ AC.} + 3.54 \times 0.02 \text{ AC.} = 3.81 \text{ CFS}$

DEVELOPED SITE:
GRASS AREA = 0.43 AC.
HARD SURFACE/BUILDING AREA = 1.79 AC.
TOTAL = 2.22 AC.
STORM FLOW = $1.70 \times 0.43 \text{ AC.} + 3.54 \times 1.79 \text{ AC.} = 7.07 \text{ CFS}$
(REQUIRED STORM WATER DETENTION IS PROVIDED BY EXISTING LAKE)
(REQUIRED STORM WATER QUALITY MEASURES ARE SHOWN ON PLAN)

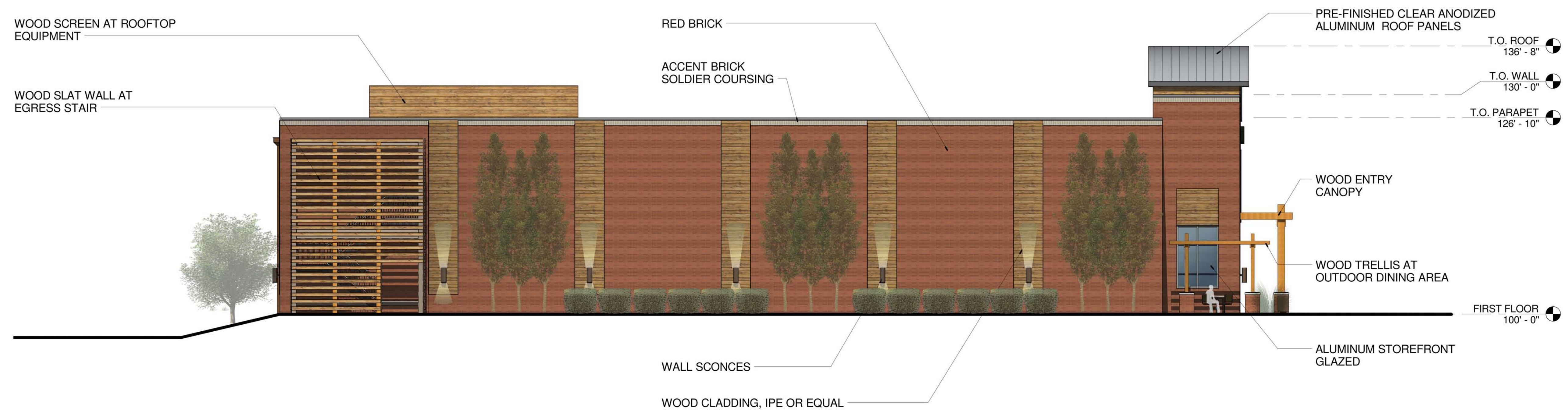
GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CREVE COEUR, MISSOURI.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- A.D.A. RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
- LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCES(S) AND GUIDELINES(S).
- BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER COMMUNITY PANEL NO. 29189C0162 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- ALL EXISTING SURFACE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT TO BE REMOVED.
- OLIVE BOULEVARD ROAD IMPROVEMENTS SHOWN ON THIS PLAN BY CBB ENGINEERING, DATED 9/27/05, ARE FOR INFORMATION ONLY.

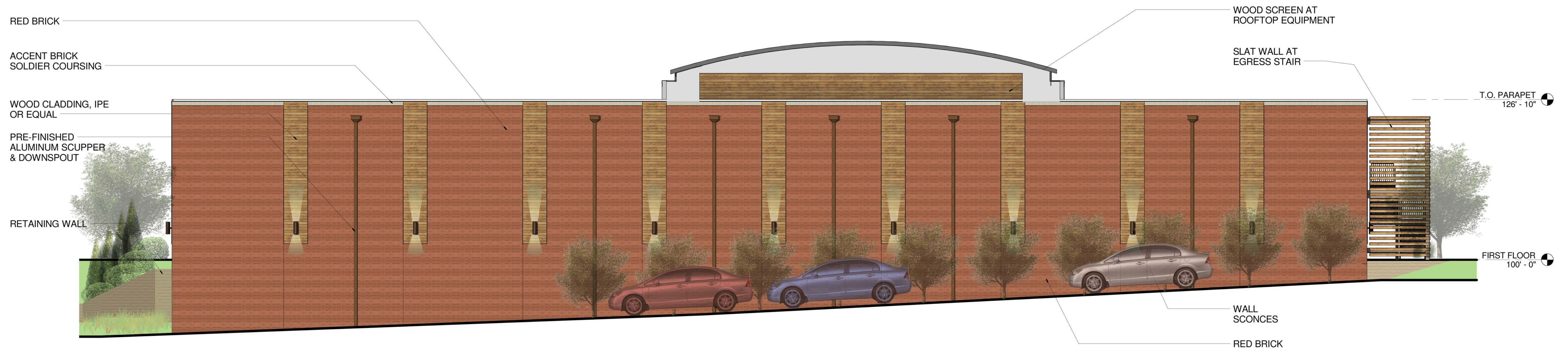




SOUTH ELEVATION



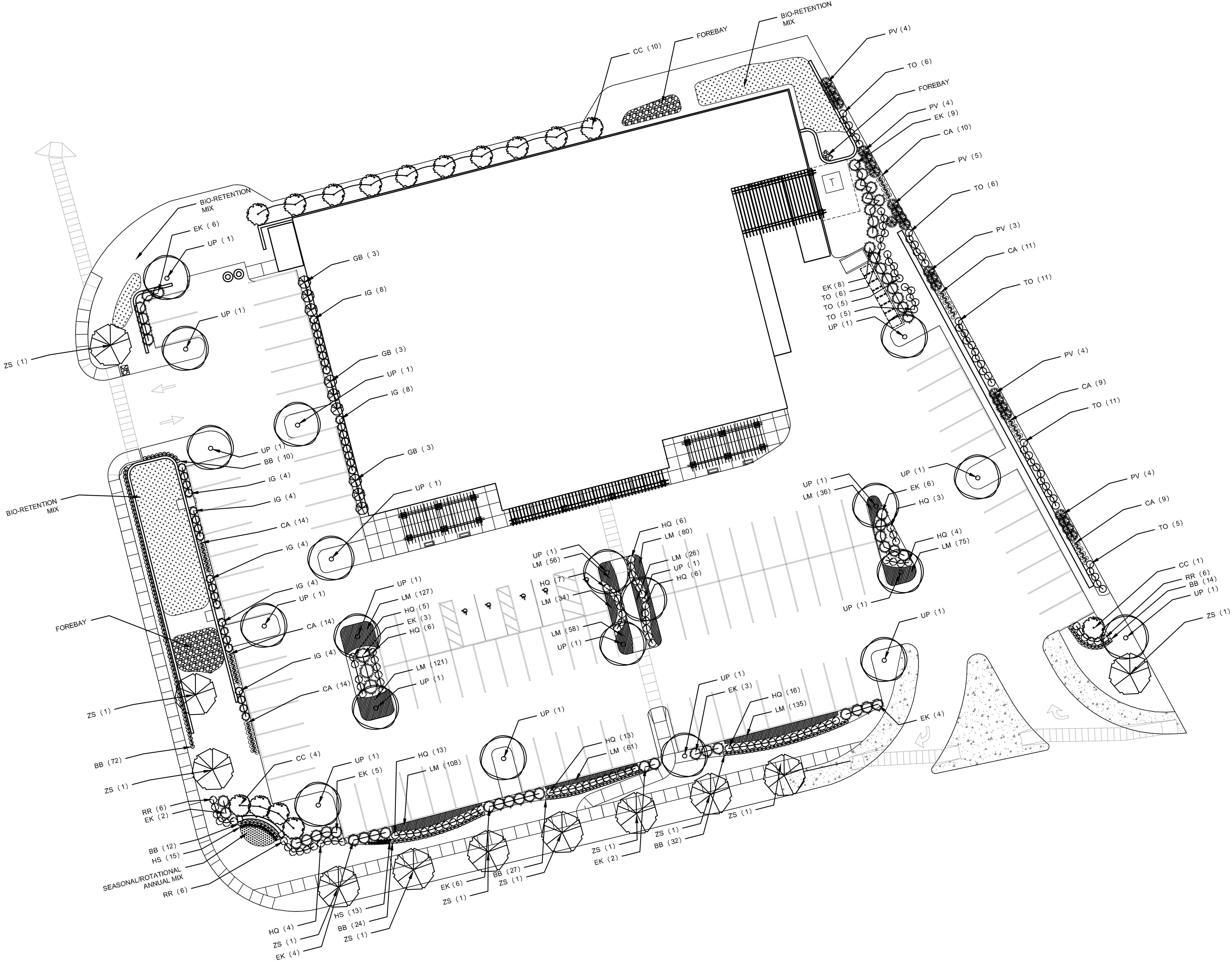
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PLANT SCHEDULE						
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD
TREES						
CC	15	Cercis canadensis		Redbud	2" Cal.	BB
GB	9	Ginkgo biloba	'Fastigiata'	Ginkgo	3" Cal.	BB
TO	55	Thuja occidentalis	'Smaragd'	Arborvitae	6'	BB
UP	20	Ulmus parvifolia		Chinese Elm	3" Cal.	BB
ZS	11	Zelkova serrata		Japanese Zelkova	3" Cal.	BB
SHRUBS						
BB	191	Buxus microphylla japonica	'Winter Gem'	Winter Gem Boxwood	3 Gal.	Cont.
EK	56	Euonymus kiautschovicus	'Manhattan'	Manhattan Euonymus	3 Gal.	Cont.
HQ	85	Hydrangea quercifolia	'Sike's Dwarf'	Oakleaf Hydrangea	3 Gal.	Cont.
IG	40	Ilex glabra	'Shamrock'	Inkberry	3 Gal.	Cont.
RR	18	Rosa radrazz	'Knockout'	Knockout Rose	3 Gal.	Cont.
GRASSES/PERENNIALS/BULBS						
CA	81	Calamagrostis x acutiflora	'Karl Foerster'	Feather Reed Grass	1 Gal.	Cont.
HS	28	Heimerocallis	'Stella de Oro'	Daylily	1 Gal.	Cont.
PV	24	Panicum virgatum		Switchgrass	1 Gal.	Cont.
GROUND COVER						
LM	917	Liriope muscari		liriope	1 Quart	Cont.
BIO-RETENTION*						
QTY	BOTANICAL NAME	COMMON NAME	SIZE	METHOD	SPACING	
GRASSES						
42	Andropogon gerardii	Big bluestem	1 Quart	Cont.	24" O.C.	
75	Carex grayi	Bur Sedge	1 Quart	Cont.	18" O.C.	
75	Chasmanthium latifolium	River Oats	1 Quart	Cont.	18" O.C.	
75	Sporobolus heterolepis	Prairie Dropseed	1 Quart	Cont.	18" O.C.	
75	Schizachyrium scoparium	Little Bluestem	1 Quart	Cont.	18" O.C.	
FORBES						
27	Amsonia illustris	Shining Bluestar	1 Quart	Cont.	30" O.C.	
72	Aster novae-angliae	New England Aster	1 Quart	Cont.	24" O.C.	
75	Echinacea purpurea	Purple Coneflower	1 Quart	Cont.	18" O.C.	
75	Eryngium yuccifolium	Rattlesnake Master	1 Quart	Cont.	18" O.C.	
27	Hibiscus lasiocarpus	Rose Mallow	1 Quart	Cont.	30" O.C.	
75	Pycnanthemum tenuifolium	Slender Mountain Mint	1 Quart	Cont.	18" O.C.	
75	Solidago nemoralis	Showy goldenrod	1 Quart	Cont.	18" O.C.	
75	Solidago rugosa	Rough-leaved Goldenrod	1 Quart	Cont.	18" O.C.	
ANNUALS (Rotational)						
QTY	COMMON NAME	SEASON	SIZE	METHOD	SPACING	
10	Coleus	Summer	1 Quart	Cont.	18" O.C.	
23	Feather Celosia	Summer	1 Quart	Cont.	12" O.C.	
23	Lantana	Summer	1 Quart	Cont.	12" O.C.	
34	Pansy	Fall/Spring	1 Quart	Cont.	12" O.C.	
34	Ornamental Kale	Fall	1 Quart	Cont.	12" O.C.	
* Plants selected per MSD's Landscape Guide for Stormwater Best Management Practice Design						



TREE REMOVAL AND REPLACEMENT CHART

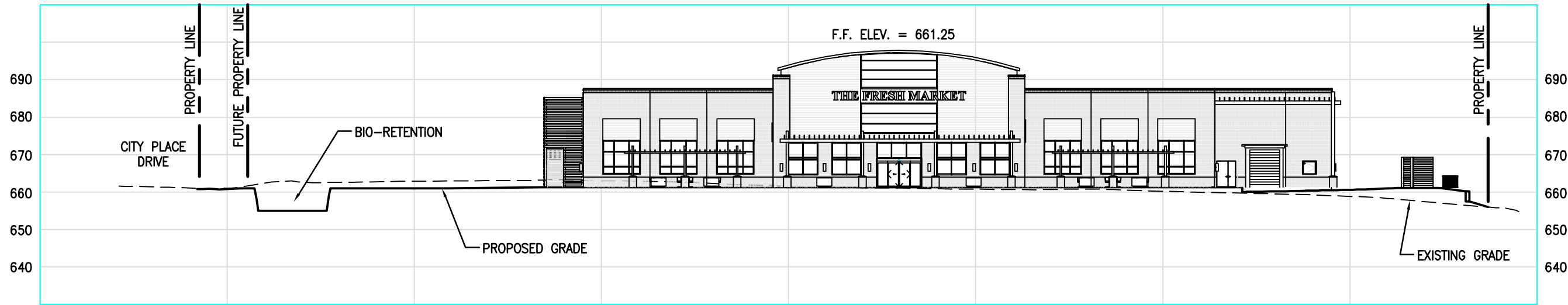
PROJECT NAME: The Koman Group - Fresh Market
PROJECT NUMBER: 12-2137.00
DATE: 8/9/2013

PREPARED BY: ARCTURIS, INC.

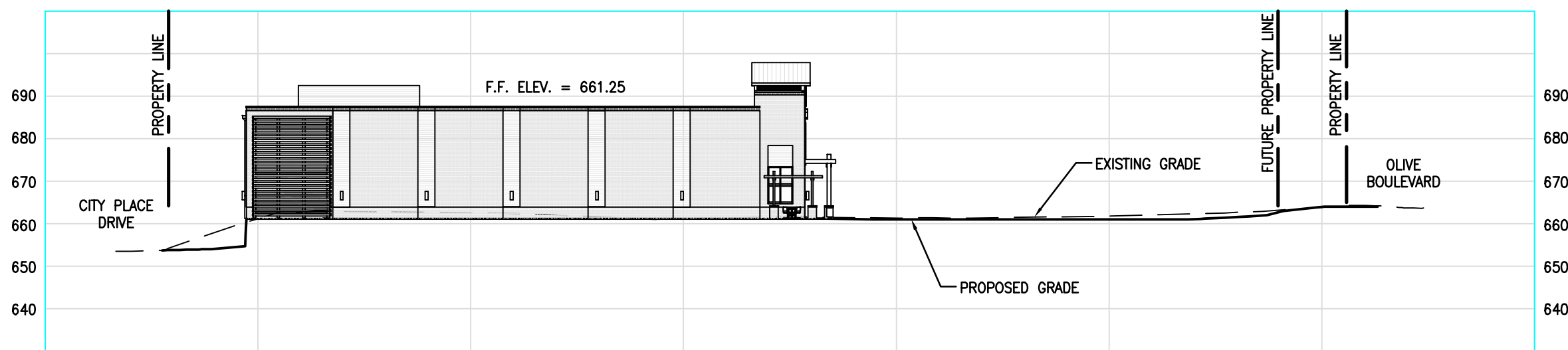
EXISTING TREE SCHEDULE						
ID Number	Species	Evergreen/Deciduous	Size (caliper Inches)	Condition	TBR or Remain	Comment
1	Hornbeam	Deciduous	1	Fair	TBR	
2	Hornbeam	Deciduous	1	Fair	TBR	
3	Elm	Deciduous	3	Fair	TBR	
4	Hornbeam	Deciduous	1	Fair	TBR	
5	Hornbeam	Deciduous	3	Fair	TBR	
6	Elm	Deciduous	3	Fair	TBR	
7	Elm	Deciduous	3	Fair	TBR	
8	Elm	Deciduous	3	Fair	TBR	
9	Redbud	Deciduous	12	Poor	TBR	Aging
10	Redbud	Deciduous	15	Poor	TBR	Aging
11	White Pine	Evergreen	12	Good	TBR	
12	White Pine	Evergreen	12	Good	TBR	
13	White Pine	Evergreen	12	Good	TBR	
14	White Pine	Evergreen	8	Good	TBR	
15	White Pine	Evergreen	6	Good	TBR	
16	White Pine	Evergreen	6	Good	TBR	
17	White Pine	Evergreen	4	Good	TBR	
18	White Pine	Evergreen	12	Good	TBR	
19	White Pine	Evergreen	12	Good	TBR	
TOTAL CALIPER INCHES REMOVED						129

REPLACEMENT TREE SCHEDULE*				
Quantity	Species	Evergreen/Deciduous	Size (caliper / Height)	Comment
21	Chinese Elm	Deciduous	3	Shade Tree
10	Zelkova	Deciduous	3	Street Tree
18	Redbud	Deciduous	2	Ornamental
9	Ginkgo	Deciduous	3	Screening
TOTAL CALIPER INCHES REPLACED				156

*See Site/Landscape Plan for Locations



1 SITE CROSS SECTION A-A SCALE: 1"=30' HORIZ. 1"=30' VERT. REF. DWG. C0.2



2 SITE CROSS SECTION B-B

SCALE: 1"=30' HORIZ. 1"=30' VERT. REF. DWG. C0.2

BASE MAP:

MSD P.NO.

DESIGN/CALC BY	BS
DRAWN BY	BS
CHECKED BY	JTR
DRAWING SCALE	AS SH

Job Number
13-0033

Sheet Number
C0.3

+ ST. LOUIS
10777 Sunset Office Dr.
St. Louis, MO 63127
314.984.9887 tel
314.984.0587 fax

cole
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

**CITYPLACE PLAT TWO
ADJUSTED LOT 7**

SITE CROSS SECTIONS

THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 63141

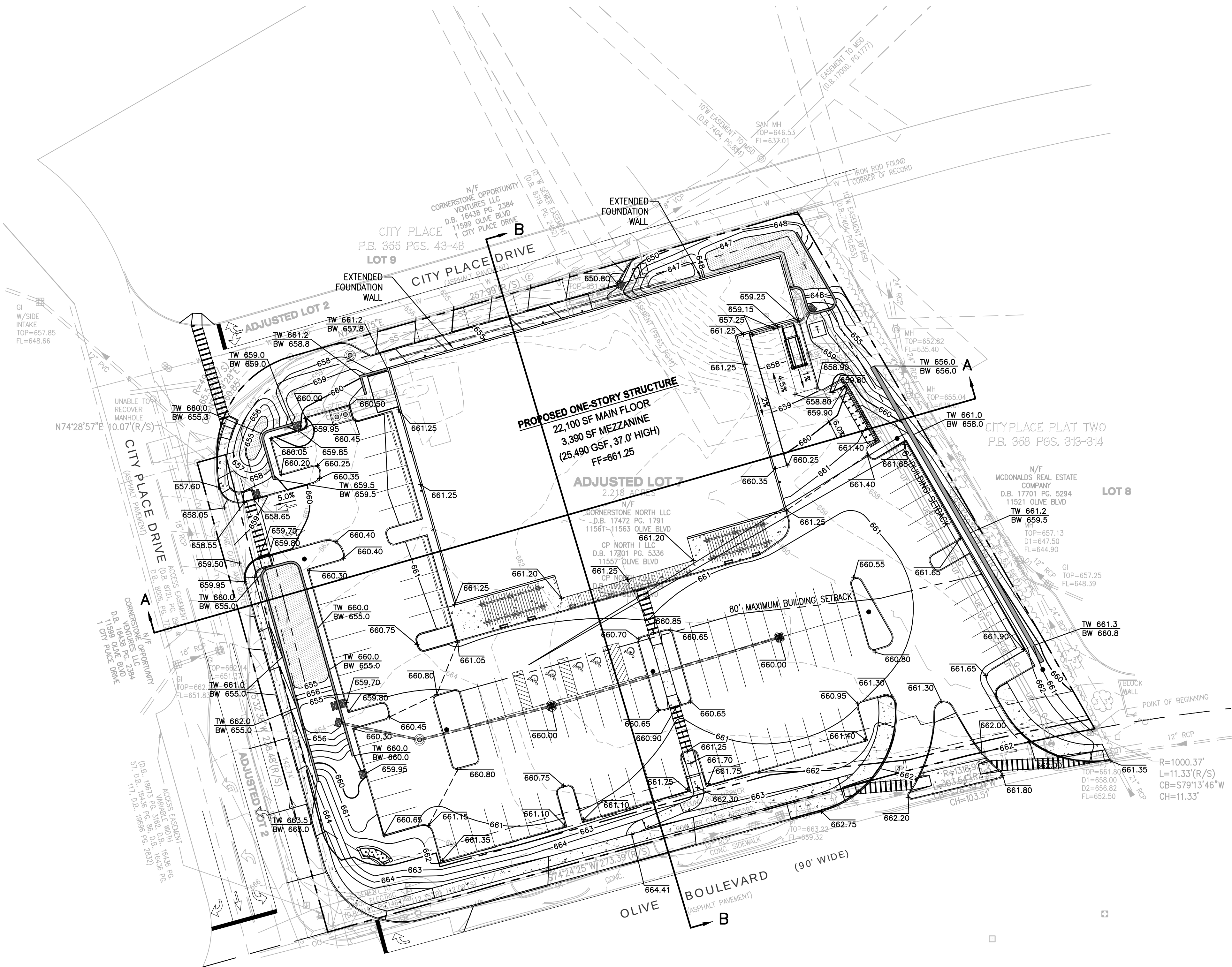
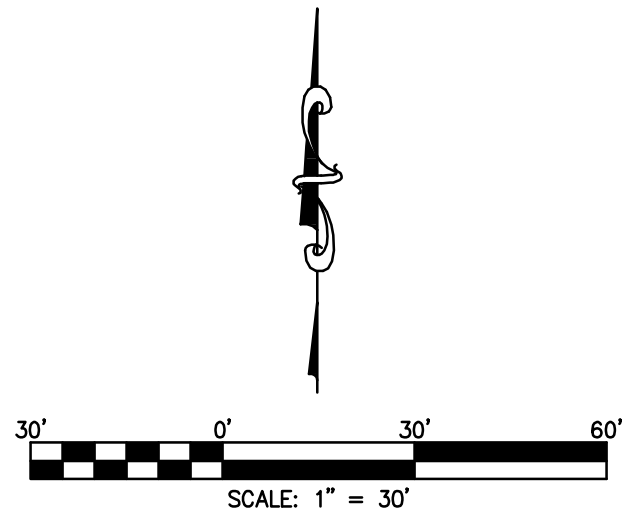
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DEVELOPER/OWNER:

THE KOMAN GROUP

ST. LOUIS, MO 63141

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USER: Eric Mott TAB: GRADING
DATE: August 9, 2013 - 10:45:12 AM
DRAWING: S:\0085\00852013\13-0033\CDP-DWG\ C-001\SP1\0_SDP_13-0033.dwg

BASE MAP:
MSD P.N.O.

ST. LOUIS

10777 Sunset Office Dr.
St. Louis, MO 63127
314.984.5887 fax
314.984.0357 /for

cole

Cole & Associates, Inc.
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/CALC BY	BSJ
DRAWN BY	BSJ
CHECKED BY	JTR
DRAWING SCALE	AS SHOWN
DATE	08/09/13
Job Number	13-0033
Sheet Number	C0.2

CITYPLACE PLAT TWO
ADJUSTED LOT 7

11557, 11569, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141

GRADING AND DRAINAGE PLAN

DEVELOPER/OWNER:

THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 63141

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DATE

NO

REVISION DESCRIPTION



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 #13-018 FOR AN AMENDMENT TO THE CITY PLACE MASTER SIGN PLAN TO INCLUDE NEW TENANT SIGNS

FOR THE MEETING OF: November 18, 2013

LOCATION: CityPlace Campus (see attached map). The properties are zoned "CB" Core Business

REQUEST: An application has been submitted to amend the CityPlace Master Sign Plan, to include new tenant signs within the campus. An additional provision is made for a pre-existing mural located on the side of one tenant space.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

PROPERTY OWNER:

CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

Key Issues:

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

Comp. Plan References

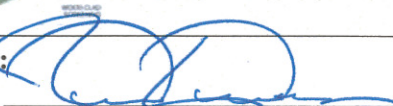
- Central Business District

Zoning Code References

- Section 405.950
Signs in Non-Residential Districts



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director

11/15/2013
Date

ATTACHMENTS: Applicants revised materials received November 12, 2013
Draft Ordinance
Ordinance No. 5169

REVISED SIGNS FOR THE FRESH MARKET MASTER SIGN PLAN PROPOSAL

Based upon prior direction from the Planning and Zoning Commission, the Applicant has revised the wall tenant signage for “The Fresh Market” to decrease the size to 76.5 square feet, and included a 41 square foot City Place sign at the corner element on the south and west elevations.



B WEST & SOUTH ELEVATION DETAIL: THE FRESH MARKET SIGNS @ 80 SQUARE FEET
1/4" = 1'-0"



D WEST & SOUTH ELEVATION DETAIL: CITY PLACE CAMPUS IDENTIFICATION
1/4" = 1'-0"



The new design for the ground sign remains largely the same as the prior design, but with a maximum height of six feet.



REVIEW

The new wall signs were designed based upon direction from the Planning Commission, and the City Place campus signs were included at the corner element of the building in an effort to better tie the project into the campus. The tenant signs are internally illuminated and will be the most visual signs, particularly at night. Staff recommends that a conditional of approval be that the campus identification signs should be a more subdued back lit halo illumination that is consistent with the campus identification signage throughout the campus, as well as consistent with the purpose and intent of the Master Signage Plan.

During the prior meeting, the Commission indicated that a modest increase in the tenant wall signs above the generally allowed maximum 50 square feet should be offset by the elimination of signage elsewhere on the property. Further, with the inclusion of the City Place wall signs, the monument sign at the corner would seem to be excessive and inconsistent with the Comprehensive Plan to limit signage along Olive Boulevard. Further, this would represent the fifth ground sign on the north side of Olive Boulevard in a distance that, without the Master Sign Plan provision, would only be allowed two ground monument signs. Therefore, Staff recommends that a condition of approval include that the ground monument sign be deleted, in consideration of the wall signs that are over 50 square feet and the addition of the City Place signs on the building.

ACTION AND MOTION

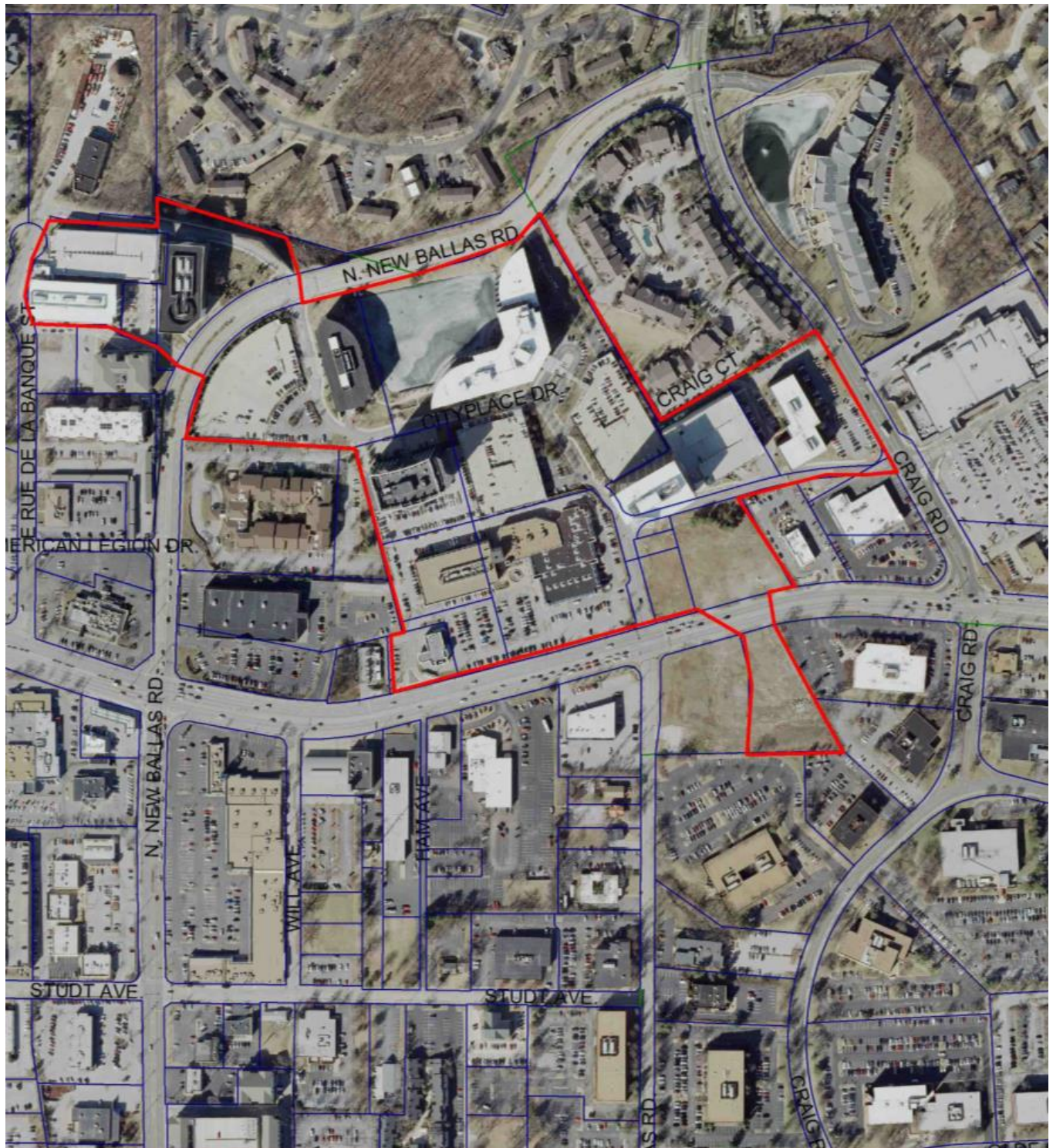
If the Planning Commission members agree with Staff recommendations, the following motion would be appropriate:

“I move to recommend approval of Application #13-018 to amend the City Place Master Sign Plan, subject to the conditions listed in the draft ordinance prepared for the meeting of November 18, 2013.”

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES
Included and attached by reference.

APPENDIX 2: ZONING CODE
Included and attached by reference.

Aerial Photo



CityPlace Campus



**AN ORDINANCE REPEALING ORDINANCE NUMBER 5169 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN
THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by the Koman Group for an amendment to the previously approved Master Signage Plan for the CityPlace Development, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new building signage; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a _____ vote recommended approval of the subject amendments at its meeting on Monday, November 18, 2013; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on August 19, 2013 and continued on November 4, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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

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

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

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

Section 1: Ordinance Numbers 2193, 4059, and 5169 authorizing a Master Sign Plan for City Place Campus located north of Olive Boulevard are hereby repealed.

Section 2: A Master Sign Plan attached hereto as Exhibit 1 is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for

BILL NO. _____

ORDINANCE NO. _____

St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri.”

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. The applicant shall submit sign permit applications for the proposed signs referred to in the Master Sign Plan that currently does not possess a sign permit
2. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
3. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur, except as provided herein.
4. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face
5. The applicant shall submit a revised landscape plan to integrate the sign with the low landscape wall consistent with the Off-Street Parking and Loading Regulations
6. Signage shall be limited to name and logo only
7. All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

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

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



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 #13-018 FOR AN AMENDMENT TO THE CITY PLACE MASTER SIGN PLAN TO INCLUDE NEW TENANT SIGNS

FOR THE MEETING OF: Monday, November 4, 2013, 7:00 PM

LOCATION: CityPlace Campus (see attached map). The properties are zoned "CB" Core Business

REQUEST: An application has been submitted to amend the CityPlace Master Sign Plan, to include guidelines for greater flexibility in the design and location of certain tenant signs within the campus. An additional provision is made for a pre-existing mural located on the side of one tenant space.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

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

Comp. Plan References

- Central Business District

Zoning Code References

- Section 405.950 Signs in Non-Residential Districts

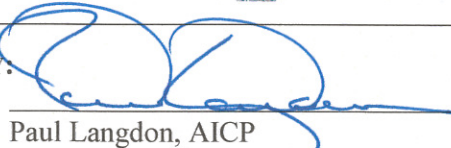
APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

PROPERTY OWNER:

CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director

11/1/2013
Date

ATTACHMENTS: Applicants Materials, received October 28, 2013
Ordinance No. 5169

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The current CityPlace campus received approval for a Master Sign Plan in 2002 that was amended in November 2006 to include CityPlace 6 and the McDonald's Restaurant signage on the campus north of Olive Boulevard. The entire plan was then repealed and replaced by Ordinance #5169 that was approved in January 2011. The document was largely the same as the former except that it included the signs applied to the St. Luke's Urgent Care facility on the south side of Olive Boulevard.

The originally proposed amendment with this application would have allowed one wall sign of up to 80 square-feet for the proposed CityPlace VII site ("Fresh Market" is the currently proposed tenant), allowed an 18 square-foot low monument sign in front of CityPlace II, documented the existing mural at CityPlace Retail and allowed a new 30 square-foot multi-tenant monument sign at the northeast corner of CityPlace Drive and Olive Boulevard.

The Planning and Zoning Commission reviewed that proposal on August 19th and echoed the staff concerns with amount of signs on the monument sign. There was also concern that anticipated changes in the building would lead to changes in the proposed wall signs. As a result, the application was continued for further revisions. There were no concerns expressed over the Cityplace Retail mural or the Cityplace II monument sign. The Applicant has modified the request in response to the concerns and their proposed changes to the Fresh Market building design. The monument sign is the same size, except that only two entities are displayed, instead of the previous six. The one, 80 square-foot wall sign has been replaced with two, 108 square-foot signs. Each of the proposed signs is shown in the attached illustrations from the applicant.

The following is an updated version of the prior staff report based upon the revised proposal. Note also that, although the site development plan for the City Place VII site is currently under review as well (see Application #13-019), the master sign plan can be amended by separate action and the sign standards will apply, regardless of the tenant occupying the future building.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23) and:

"Tighten sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor." (p.53, 62)

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

The small monument sign in front of CityPlace II utilizes a slab design with pin-mounted letters for a simple, modern appearance that is appropriate in scale and material for the proposed

location. It does not interfere with pedestrian movement and does not compete with other signage.

The larger monument sign by the CityPlace VII site is intended to be a tenant sign and an entrance monument for the entire campus. The design approximates the campus monument sign adjacent to the US Bank location at the west edge of the campus. That sign, however, does not include tenant signage (only the word “CityPlace”) and is much lower. As discussed in the staff report on the site development plan for CityPlace VII, this location is appropriate for a monument befitting the entrance to the campus. The monument has been revised to contain fewer signs in number and is encircled by the sidewalk and landscape. It is also built with a brick that matches the proposed building. However, backing a tall wall against the sidewalk is not pedestrian friendly and can create a hiding area (a security concern). The design still lacks creativity and attempts to be a campus entry feature through large font size alone.



Figure 1. The two dimensional image of the CityPlace VII monument sign, above, appears to show a large and imposing sign until it is viewed in context within the proposed Concept Site Plan, at right, where it is revealed as a minor element relative to the scale of the space. Staff suggest that this is a lot opportunity for various reasons beyond space for sign panels.



Proposed monument sign.

As a simple, channel-letter sign, the tenant wall sign for the CityPlace VII site is compatible with a contemporary commercial structure. There are other issues, however, discussed in the Zoning Review below.

The mural already exists and was used to provide interest on a wall that was being painted anyway. It does not contain any specific tenant information but, as an applied image, it generally constitutes a sign, hence its inclusion here. There do not appear to be any concerns vis-à-vis the Design Guidelines.

ZONING CODE REVIEW

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

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or

occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

As discussed above, the proposed CityPlace II monument sign is modest in size and appropriately set within the context of the office building entrance. The CityPlace VII wall sign, on the other hand, does not show any particular relationship with the building although its placement is appropriate. It should be noted that there are now two signs and each sign is now 101% larger than it would otherwise be permitted on a freestanding tenant site if it were not within the master signage plan. The applicant has stated that they believe the signs are sized in scale with the building. This is a highly subjective criterion by which to judge the merits of the requested size. As pointed out in the prior report, the signs at the top of the office towers do occupy distinctive and significant locations that set the identity for the campus whereas the CityPlace VII site is a typical retail site. Making the tenant signs larger conveys upon the tenant an advantage that other retailers do not have access to and is not consistent with the Comprehensive Plan or the Design Guidelines that call for less signage. As before, staff believe the equitable approach is for the building to be provided a typical retail sign area, limited to 50 square-feet each.

With the reduction in the number of messages on the monument sign, it appears to address most of the Zoning Code issues raised in the previous report. The adjacent tenant is not being granted an unusual increase in sign area and there is no confusion created by the messages that are present.

The pre-existing mural on the CityPlace Retail west façade is certainly larger than any sign that could be permitted within the city normally and is even larger than the office tower identification signs. Nonetheless, the mural is decorative in nature and, prior to concerns regarding sign content, was not even considered a sign. So, despite its size, it has become a fixture on the building and does not create any visual clutter or confusion for motorists. As such, it is not in conflict with the purposes of the Sign Regulations.

CONCLUSION

The mural and the CityPlace II monument sign appear to be consistent with the Design Guidelines for signs as well as the purposes of the Sign Regulations. The CityPlace VII wall signs and monument sign are less successful and staff suggest that the Commission should discuss modifications with the applicant. Specifically, the wall signs should be reduced to 50 square feet and the monument sign should be redesigned as a true entrance monument that integrates with the landscape and complements the adjacent buildings.

Given that the CityPlace VII monument sign is a factor in the unresolved site development plan for that site and appears to need further refinement for this application, the Planning and Zoning Commission should not forward a recommendation to the City Council at this time in favor of allowing the applicant to keep the processes in tandem and the sign program evolving in parallel with the site development plan.

ACTION AND MOTION

If the Planning Commission members agree with Staff that the applicant's proposal requires time for further refinement in concert with the associated site development plan review, the following motion for a continuance would be appropriate:

"I move to continue the discussion on Application #13-018 until November 18, 2013, to allow the applicant time to modify their request to better address the Design Guidelines and the purposes of the Zoning Code."

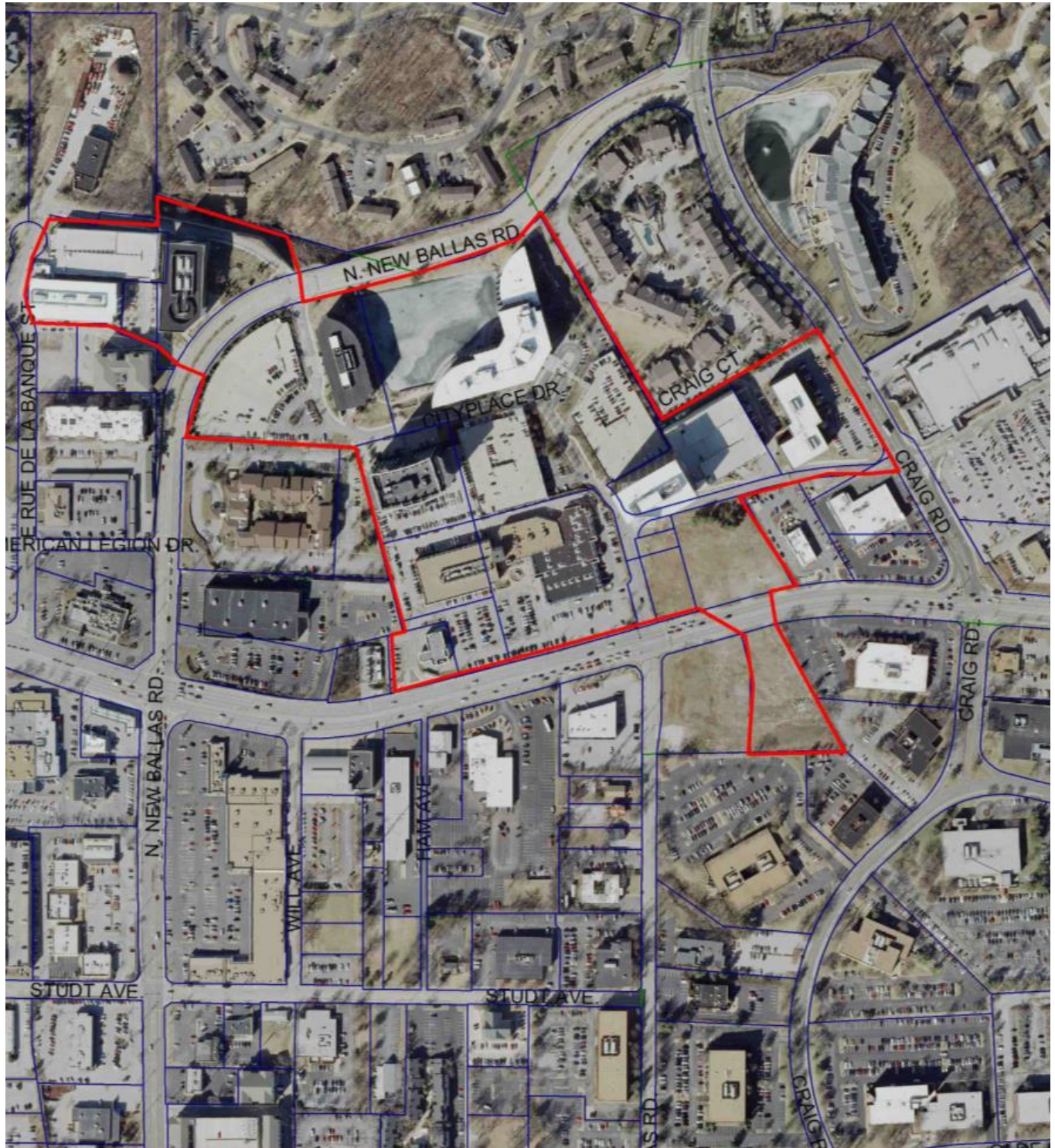
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



CityPlace Campus





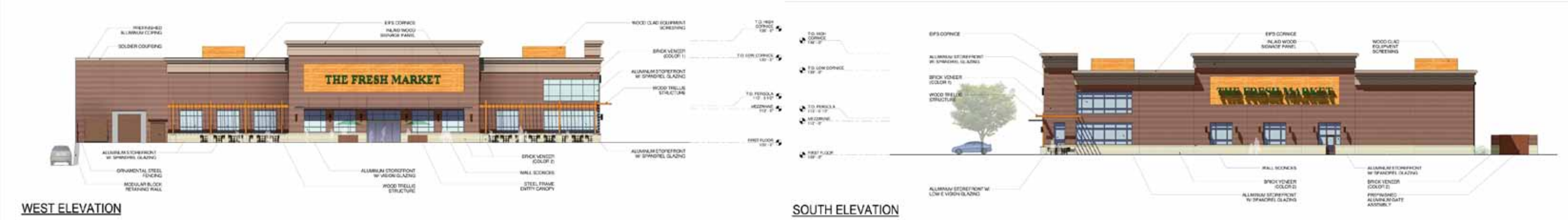
CITY PLACE

Amendment to Signage Master Plan

As approved by the
City of Creve Coeur
Month XX, 2013



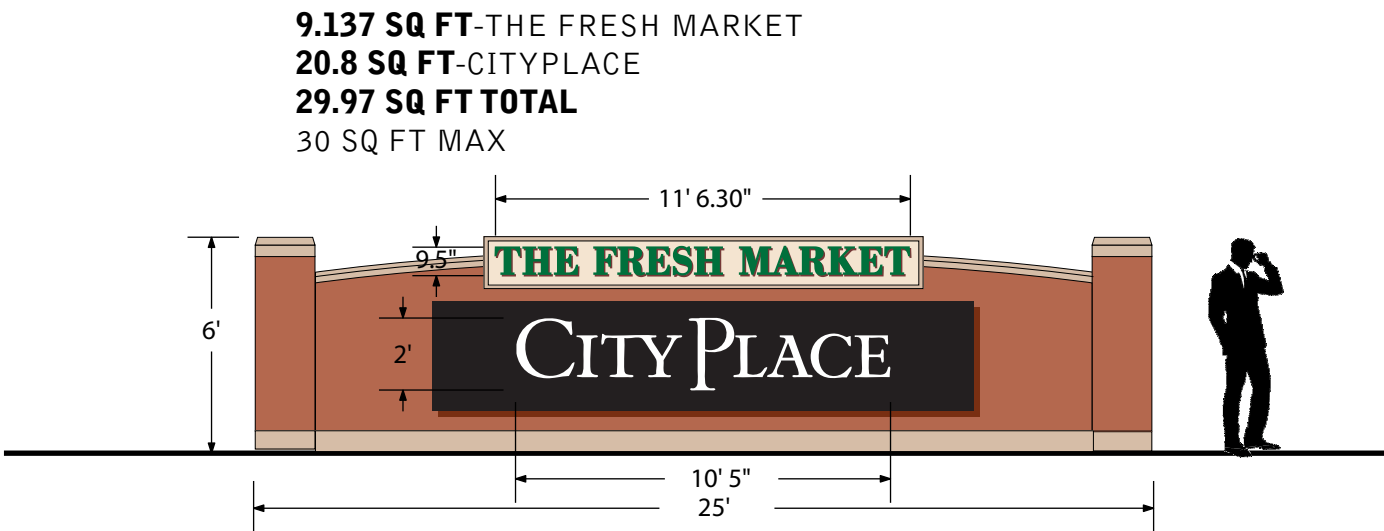
Fresh Market Lot #7 Retail Wall-mounted Fascia Sign



A WEST & SOUTH ELEVATIONS
NOT TO SCALE



Fresh Market Lot #7 Monument Signage



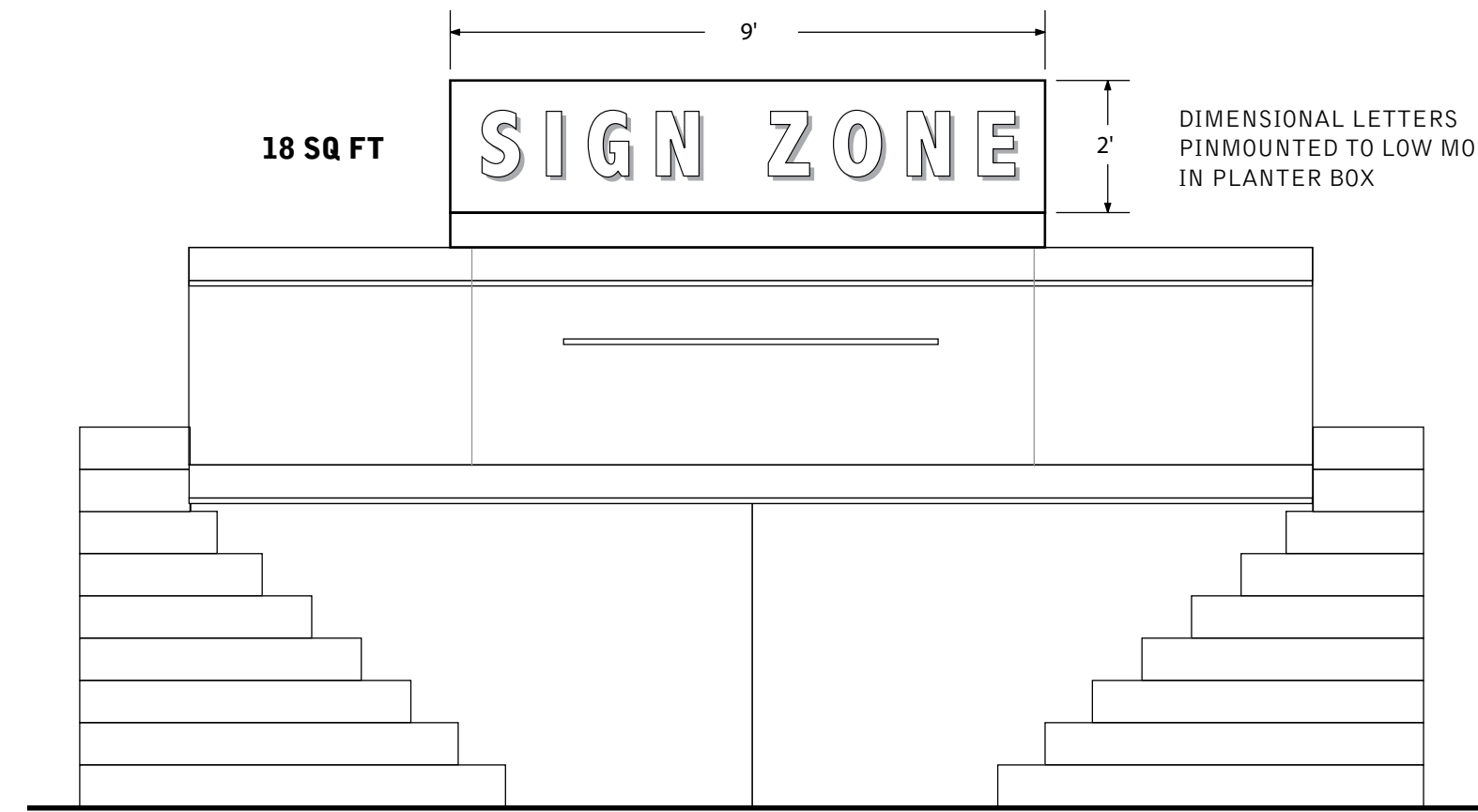
A ELEVATION: MONUMENT SIGN
SCALE: 3/16=1'-0"



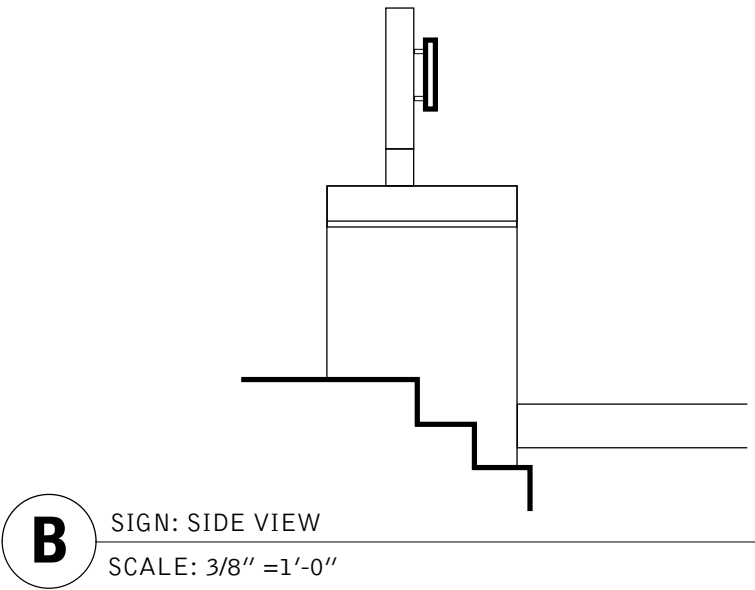
B IMAGE: EXISTING CAMPUS MONUMENT SIGN
SCALE: NOT TO SCALE



City Place 2 Fountain Signage



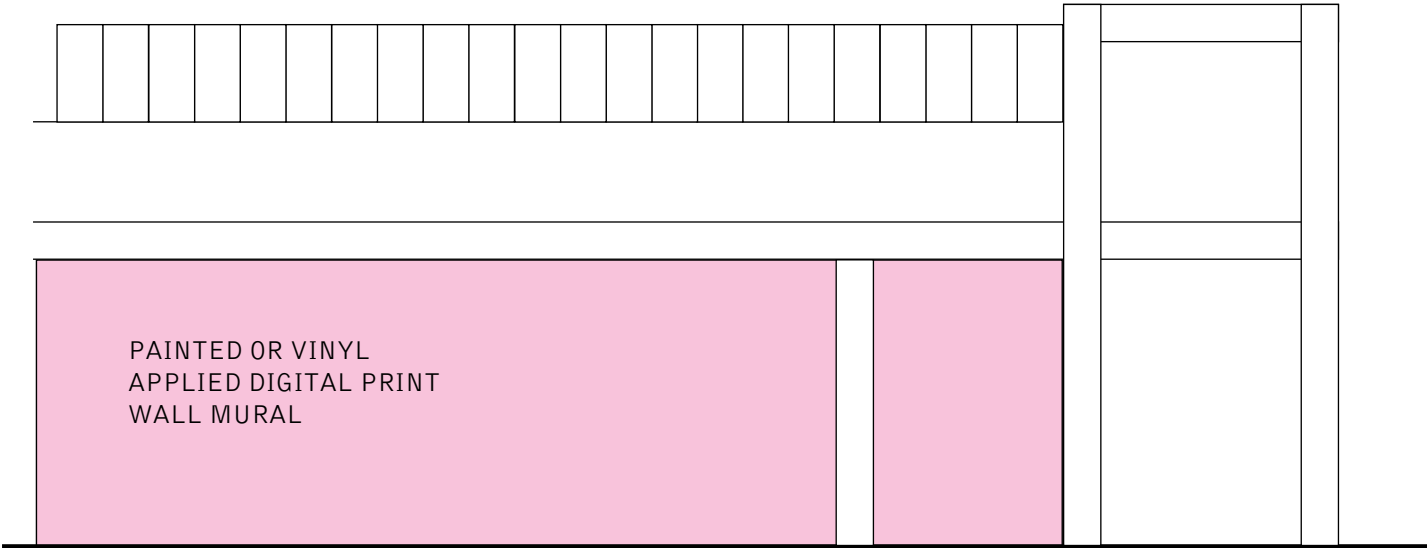
A ELEVATION: FOUNTAIN SIGNAGE
SCALE: 3/8" = 1'-0"



B SIGN: SIDE VIEW
SCALE: 3/8" = 1'-0"



C IMAGE: EXISTING FOUNTAIN (CITYPLACE 2)
NOT TO SCALE



A ELEVATION: WALL MURAL
NOT TO SCALE



B IMAGE: EXISTING MURAL (CITYPLACE RETAIL) artistic feature on campus
NOT TO SCALE

WALL MURAL
LOCATION





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

NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-018 FOR AN AMENDMENT TO THE CITY PLACE MASTER SIGN PLAN TO
INCLUDE NEW TENANT SIGNS**

FOR THE MEETING OF: Monday, August 19, 2013, 7:00 PM

LOCATION: CityPlace Campus (see attached map). The properties are zoned "CB" Core Business

REQUEST: An application has been submitted to amend the CityPlace Master Sign Plan, to include guidelines for greater flexibility in the design and location of certain tenant signs within the campus. An additional provision is made for a pre-existing mural located on the side of one tenant space.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

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

Comp. Plan References

- Central Business District

Zoning Code References

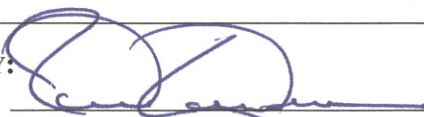
- Section 405.950 Signs in Non-Residential Districts

APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

PROPERTY OWNER: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director


Date

ATTACHMENTS: Applicants Materials, received August 10, 2013
Ordinance No. 5169

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The current CityPlace campus received approval for a Master Sign Plan in 2002, that was amended in November 2006 to include CityPlace 6 and the McDonald's Restaurant signage on the campus north of Olive Boulevard. The entire plan was then repealed and replaced by Ordinance #5169 that was approved in January 2011. The document was largely the same as the former except that it included the signs applied to the St. Luke's Urgent Care facility on the south side of Olive Boulevard.

The proposed amendment with this application will allow up to an 80 square-foot wall sign for the proposed CityPlace VII site ("Fresh Market" is the currently proposed tenant), allow an 18 square-foot low monument sign in front of CityPlace II, document the existing mural at CityPlace Retail and allow a new 30 square-foot multi-tenant monument sign at the northeast corner of CityPlace Drive and Olive Boulevard. Each of the proposed signs is shown in the attached illustrations from the applicant.

Note that although the site development plan for the City Place VII site is currently under review as well (see Application #13-019), the master sign plan can be amended by separate action and the sign standards will apply, regardless of the tenant occupying the future building.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23).

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

The small monument sign in front of CityPlace II utilizes a slab design with pin-mounted letters for a simple, modern appearance that is appropriate in scale and material for the proposed location. It does not interfere with pedestrian movement and does compete with other signage.

The larger monument sign by the CityPlace VII site is intended to be a multi-tenant sign and an entrance monument for the entire campus. The design approximates the campus monument sign adjacent to the US Bank location at the west edge of the campus. That sign, however, does not include tenant signage (only the word "CityPlace") and is much lower. As discussed in the staff report on the site development plan for CityPlace VII, this location is appropriate for a monument befitting the entrance to the campus. However, the proposed design is dominated by the CityPlace VII tenant sign, and then complicated by four secondary tenant signs. In the end, the "CityPlace" moniker is almost insignificant. This does not complement the main entrance to the campus and does not integrate with the surroundings. Staff suggest that it should contain fewer signs in number and should be redesigned to represent not only an entrance to the campus, but also to complement the CityPlace VII site. This can be done through integration with the sidewalk space, or use of common materials and design motifs, or use as a framing device that

directs the viewers' eyes in a favorable direction. As an element in a master signage plan, the applicant should feel free to explore the design of this structure as an identity feature and not just another sign. Finally, there is a large, dark gray granite monument sign in front of CityPlace Retail already and it contains several tenants' identities. Unfortunately, there appears to be no effort to integrate with that sign. Fulfillment of the Design Guidelines and the Master Signage Plan regulations would appear to indicate that there should be some coordination between the signs or, perhaps, both should be rejected in favor of a pair of coordinated signs on either side of CityPlace Drive that advertise tenants and create a true gateway symbol for the campus.

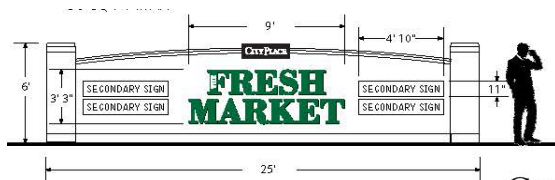


Figure 1. The two dimensional image of the CityPlace VII monument sign, above, appears to show a large and imposing sign until it is viewed in context within the proposed Concept Site Plan, at right, where it is revealed as a minor element relative to the scale of the space. Staff suggest that this is a lot opportunity for various reasons beyond space for sign panels.

CITYPLACE



As a simple, channel-letter sign, the tenant wall sign for the CityPlace VII site is compatible with a contemporary commercial structure. There are other issues, however, discussed in the Zoning Review below.

The mural already exists and was used to provide interest on a wall that was being painted anyway. It does not contain any specific tenant information but, as an applied image, it generally constitutes a sign, hence its inclusion here. There do not appear to be any concerns vis-à-vis the Design Guidelines.

ZONING CODE REVIEW

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

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs are to be in scale and harmonious with the

development and provide an overall design theme throughout the campus in a comprehensive manner.

As discussed above, the proposed CityPlace II monument sign is modest in size and appropriately set within the context of the office building entrance. The CityPlace VII wall sign, on the other hand, does not show any particular relationship with the building although its placement is appropriate. It should be noted that the sign is 50% larger than it would otherwise be permitted as a freestanding tenant site if it were not within the master signage plan. Staff believe this is significant since the overall site design does not visually or functionally represent a significant property in the campus, so it is not clear why it should be favored with a particularly large sign; this would seem to be contrary to one of the purposes of the sign regulations that is to promote consistency of opportunity among signs within the city. The signs at the top of the office towers do occupy distinctive and significant locations that set the standard for the campus; the CityPlace VII site is, frankly, a typical retail site and should only be provided a typical retail sign, limited to 50-square feet. If the applicant ultimately reworks this site into the visually significant place that it can be, the proposed wall sign might seem more appropriate.

The CityPlace VII monument sign, as discussed above, does not really integrate with any other signs and, by virtue of the six individual messages on the monument, may actually add to the visual clutter of the Cityplace Drive and Olive Boulevard intersection. Given that its location is proposed for a single-tenant only, it seems that it must also contain off-site signs. In the absence of a meaningful wayfinding sign program for the campus, this sign could also increase motorist confusion since the advertised businesses will not be immediately visible. Adding directional information to the sign will only worsen the visual clutter concern. Again, Staff suggest that the number of signs should be reduced to the adjacent tenant and the CityPlace name and the monument redesigned to provide an architectural connection to its site.

The pre-existing mural on the CityPlace Retail west façade is certainly larger than any sign that could be permitted within the city normally and is even larger than the office tower identification signs. None the less, the mural is decorative in nature and, prior to concerns regarding sign content, was not even considered a sign. So, despite its size, it has become a fixture on the building and does not create any visual clutter or confusion for motorist. As such, it is not in conflict with the purposes of the Sign Regulations.

CONCLUSION

The mural and the CityPlace II monument sign appear to be consistent with the Design Guidelines for signs as well as the purposes of the Sign Regulations. The CityPlace VII wall sign and monument sign are less successful and staff suggest that the Commission should discuss modifications with the applicant. Specifically, the wall sign should be reduced to 50 square feet and the monument sign should be redesigned as a true entrance monument that presents only two signs: the campus name and the adjacent tenant name.

Given that the CityPlace VII monument sign is a factor in the unresolved site development plan for that site and appears to need further refinement for this application, the Planning and Zoning Commission should not forward a recommendation to the City Council at this time in favor of allowing the applicant to keep the processes in tandem and the sign program evolving in parallel with the site development plan.

ACTION

If the Planning Commission members agree with Staff that the applicant's proposal requires time for further refinement, the following motion for a continuance would be appropriate:

"I move to continue the discussion on Application #13-018 until September 3, 2013, to allow the applicant time to modify their request to better address the Design Guidelines and the purposes of the Zoning Code."

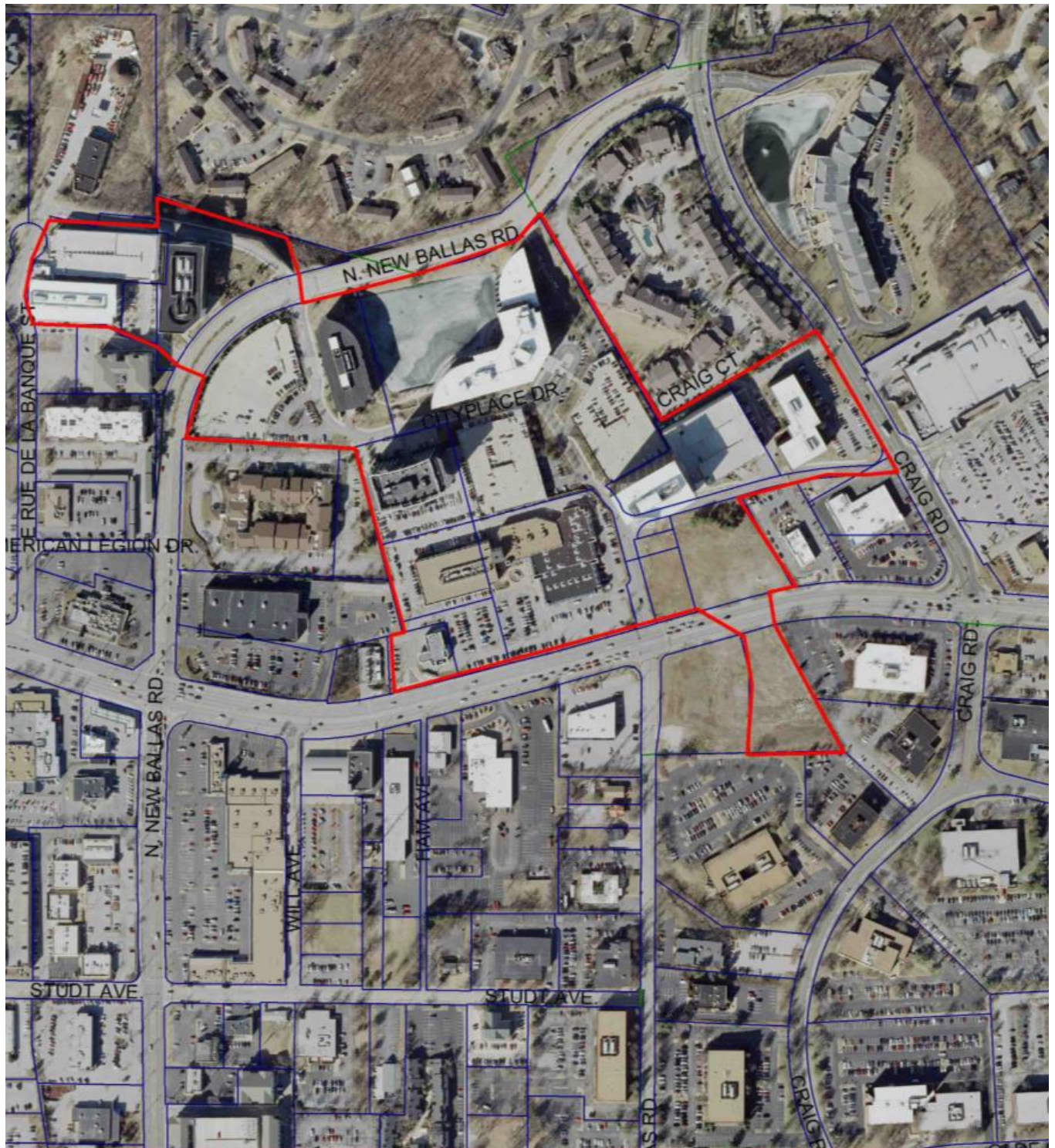
If the Commission members wish to accept the proposed signs, they should vote on a motion to recommend approval of the proposed signs, subject to any modifying conditions supported by a separate motion and vote. In that event, Staff will prepare an ordinance for the City Council reflecting the actions of the Commission. An appropriate motion for this purpose is:

"I move to recommend approval of the amendment to the Master Sign Plan for City Place campus to include the signs submitted with Application #13-018, subject to the conditions approved by the Planning Commission at the meeting of August 19, 2013." (conditions must be added by separate prior motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES
Included and attached by reference.

APPENDIX 2: ZONING CODE
Included and attached by reference.

Aerial Photo



CityPlace Campus





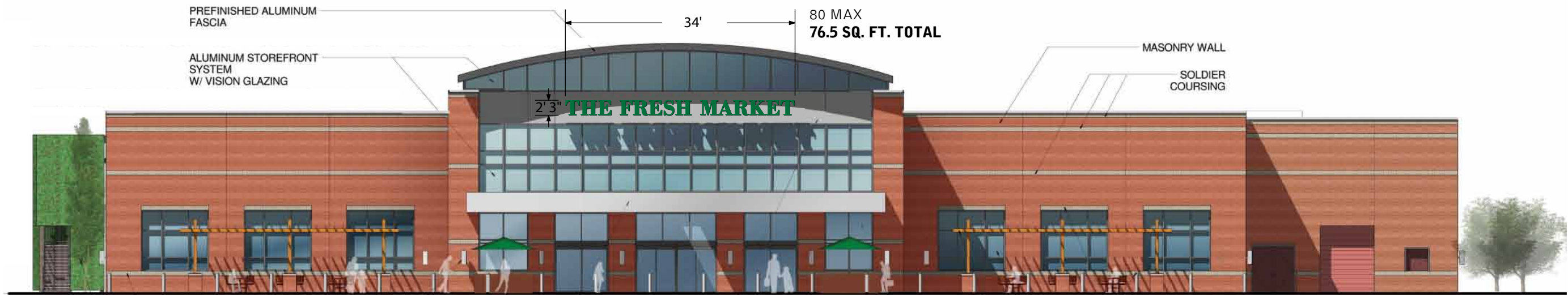
CITY PLACE

Amendment to Signage Master Plan

As approved by the
City of Creve Coeur
Month XX, 2013



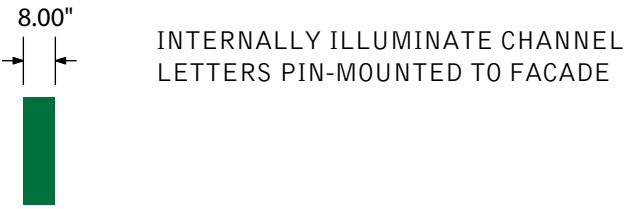
Fresh Market Lot #7 Retail Wall-mounted Fascia Sign



A SOUTH ELEVATION: THE FRESH MARKET
1/16" = 1'-0"

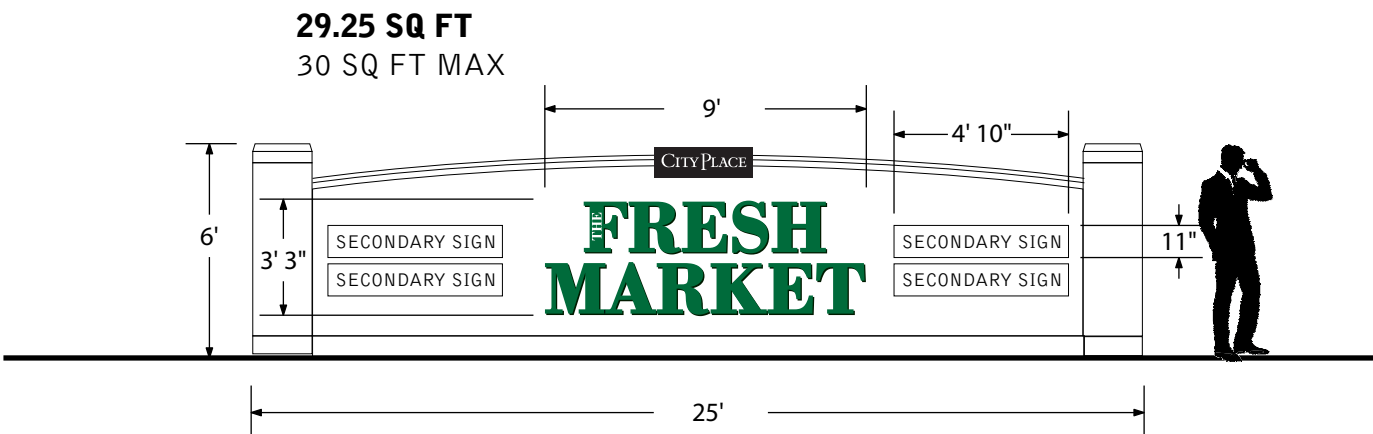


B SOUTH ELEVATION: THE FRESH MARKET
1/4" = 1'-0"



C SIDE VIEW: THE FRESH MARKET
1/4" = 1'-0"

Fresh Market Lot #7 Monument Signage



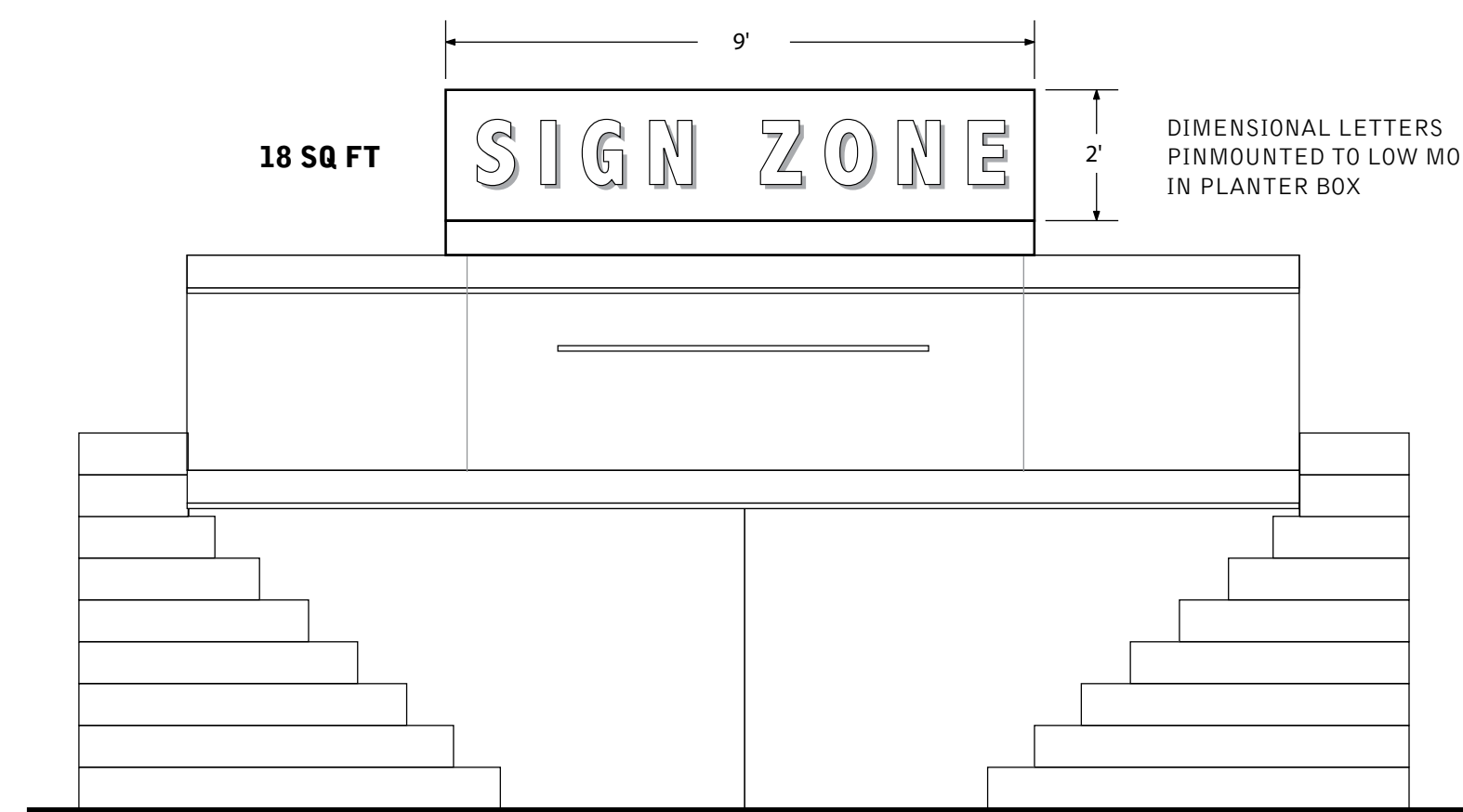
A ELEVATION: MONUMENT SIGN
SCALE: 3/16" = 1'-0"



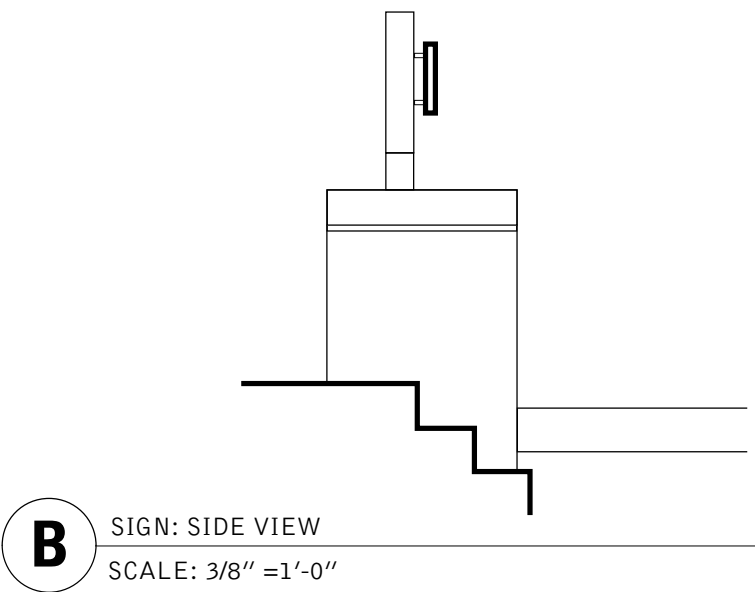
B IMAGE: EXISTING CAMPUS MONUMENT SIGN
SCALE: NOT TO SCALE



City Place 2 Fountain Signage



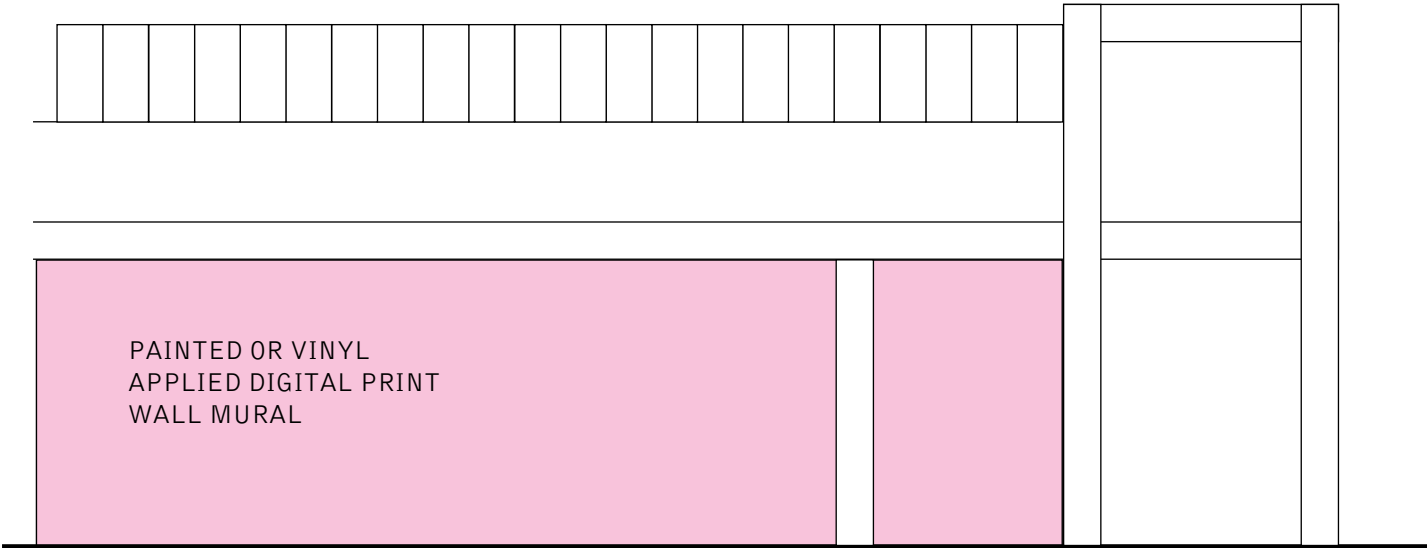
A ELEVATION: FOUNTAIN SIGNAGE
SCALE: 3/8" = 1'-0"



B SIGN: SIDE VIEW
SCALE: 3/8" = 1'-0"



C IMAGE: EXISTING FOUNTAIN (CITYPLACE 2)
NOT TO SCALE



A ELEVATION: WALL MURAL
NOT TO SCALE



B IMAGE: EXISTING MURAL (CITYPLACE RETAIL) artistic feature on campus
NOT TO SCALE

WALL MURAL
LOCATION



**AN ORDINANCE REPEALING ORDINANCE NUMBER 2193 AND NUMBER 4059 AND
APPROVING A NEW MASTER SIGN PLAN PURSUANT TO SECTION 405.950.6 OF THE
CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS
LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by the Koman Group for an amendment to the previously approved Master Signage Plan for the CityPlace Development, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include CityPlace VII Saint Luke's Medical Offices south of Olive Boulevard; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a unanimous vote recommended approval of the subject amendments at its meeting on Monday, November 15, 2010; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on December 13, 2010, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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

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

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

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

Section 1: Ordinance 2193 and Ordinance 4059 authorizing a Master Sign Plan for City Place Campus located north of Olive Boulevard are hereby repealed.

Section 2: A Master Sign Plan is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for

St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri."

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face
4. The applicant shall submit a revised landscape plan to integrate the sign with the low landscape wall consistent with the Off-Street Parking and Loading Regulations
5. Signage shall be limited to name and logo only
6. All leasing information signage for the development should be placed on the building. No additional leasing signs shall be permitted.

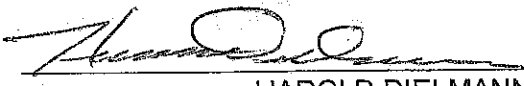
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1

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

ADOPTED THIS 10 DAY OF January, 2011.


A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF January, 2011.


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

CITY PLACE

June 2002

Signage Master Plan

Submitted to the
City of Creve Coeur

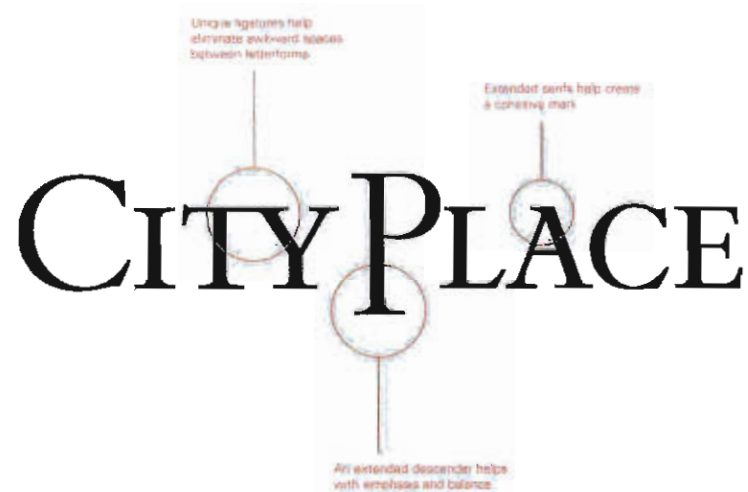
prepared by Kuhlmann Levitt, Inc.
for The Korman Group

Exhibit
1
4/10/11

	Page	
Section 1: Logo Description	1.1	A LOGO IS THE DEFINING VISUAL
	1.2	REFINING THE MARK
	1.3	A NOTE ON THE TYPE
	1.4	INCORRECT USAGE
Section 2: Existing Signs	2.1	EXISTING DISABLED PARKING SIGNS, SIGN TYPE A
	2.2	EXISTING RETAIL, SIGN TYPE B
	2.3	EXISTING STOREFRONT AND BUILDING ADDRESS SIGNS, SIGN TYPE C
	2.4	EXISTING DIRECTIONAL SIGNS, SIGN TYPE E
	2.5	EXISTING BUILDING, RETAIL AND CAMPUS MONUMENT SIGNS, SIGN TYPE F
	2.6	EXISTING TRAFFIC REGULATORY SIGNS, SIGN TYPE G
	2.7 - 2.8	EXISTING PARKING REGULATORY SIGNS, SIGN TYPE H
	2.9	EXISTING PARKING GARAGE REGULATORY, SIGN TYPE J1, J2, J3
	2.10	EXISTING BUILDING REGULATORY SIGNS, SIGN TYPE K
Section 3: Sign Location Plans	3.1	OVERALL SIGN LOCATION PLAN
	3.2 - 3.11	SIGN LOCATION BREAKOUTS
Section 4: Message Schedule	4.1	SIGN TYPE LIST- EXISTING AND NEW SIGNS
	4.2 - 4.4	SIGN MESSAGES OF EXISTING SIGNS
	4.5	SIGN MESSAGES FOR NEW SIGNS
Section 5: Sign Descriptions	5.1 - 5.28	SIGN TYPE DESCRIPTIONS/DRAWINGS FOR ALL NEW AND TRANSITIONAL SIGNS

CITY PLACE

A LOGO IS THE DEFINING VISUAL THAT CREATES AN IDENTIFIER BETWEEN YOU AND YOUR AUDIENCE. Your unique brand separates your company from the others around you. By setting graphic standards and holding to them, you are successfully building a more easily recognizable brand; forming a familiarity of your mark through visual repetition. The following guidelines help secure that your specific logo and branding identity will be used correctly and, therefore, effectively in all applications.



REFINING THE MARK

This updated CityPlace logo refines the existing mark with several small, yet significant changes. Within the mark, letterforms and serifs have been subtly skewed and pulled in order to create a cohesive, purely typographic identifier. For example, the formation of a unique ligature between the "T" and "Y" in *City* minimizes the awkward space normally made by the letterforms and allows the word spacing of both *City* and *Place* to visually work together. Also, the extended descender on the "P" in *Place* gives balance to the mark and reflects the architectural embellishment found on Building 3.



Bembo Expert (Primary Typeface)

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
A B C D E F G H I J K L M N O P Q R
S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0

Univers 45 Light (Secondary Typeface)

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n o p q r s t u v w x y z 1 2 3 4 5 6 7 8 9 0

A NOTE ON THE TYPE

CityPlace has both a primary and secondary typeface. The primary typeface, Bembo Expert, is a titling face (only upper case), and is used in main headings. The secondary typeface, Univers 45 Light, creates a non-competing companion to the main type and can be used for setting body copy. Both faces were picked for their square proportions: the clean lines and sharp corners mimicking the building architecture and supporting the theme of the repeating forms throughout the complex.

CITYPLACE

Manipulate or distort

CITY
PLACE

Reposition type

CITYPLACE

Substitute font

CITYPLACE

Add shadow or other 3D effect

INCORRECT USAGE

In order to establish and maintain a professional association with CityPlace and the corporate identity, the rules and regulations set up in the previous pages must be followed without exception. Please keep the integrity of the mark in all applications and allow the brand to work for you. Above are a few examples of ways in which the logo must NOT be altered or changed.













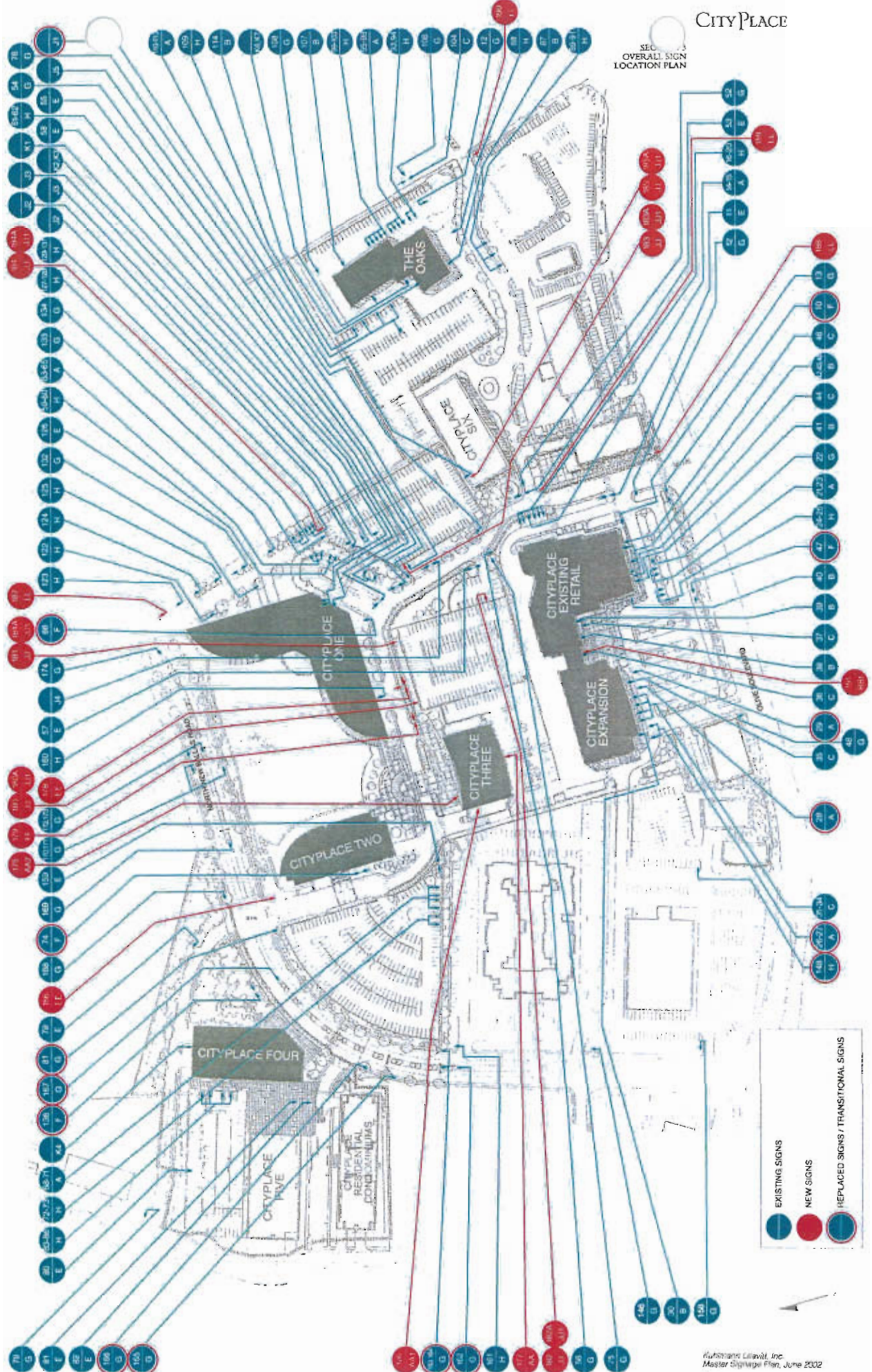




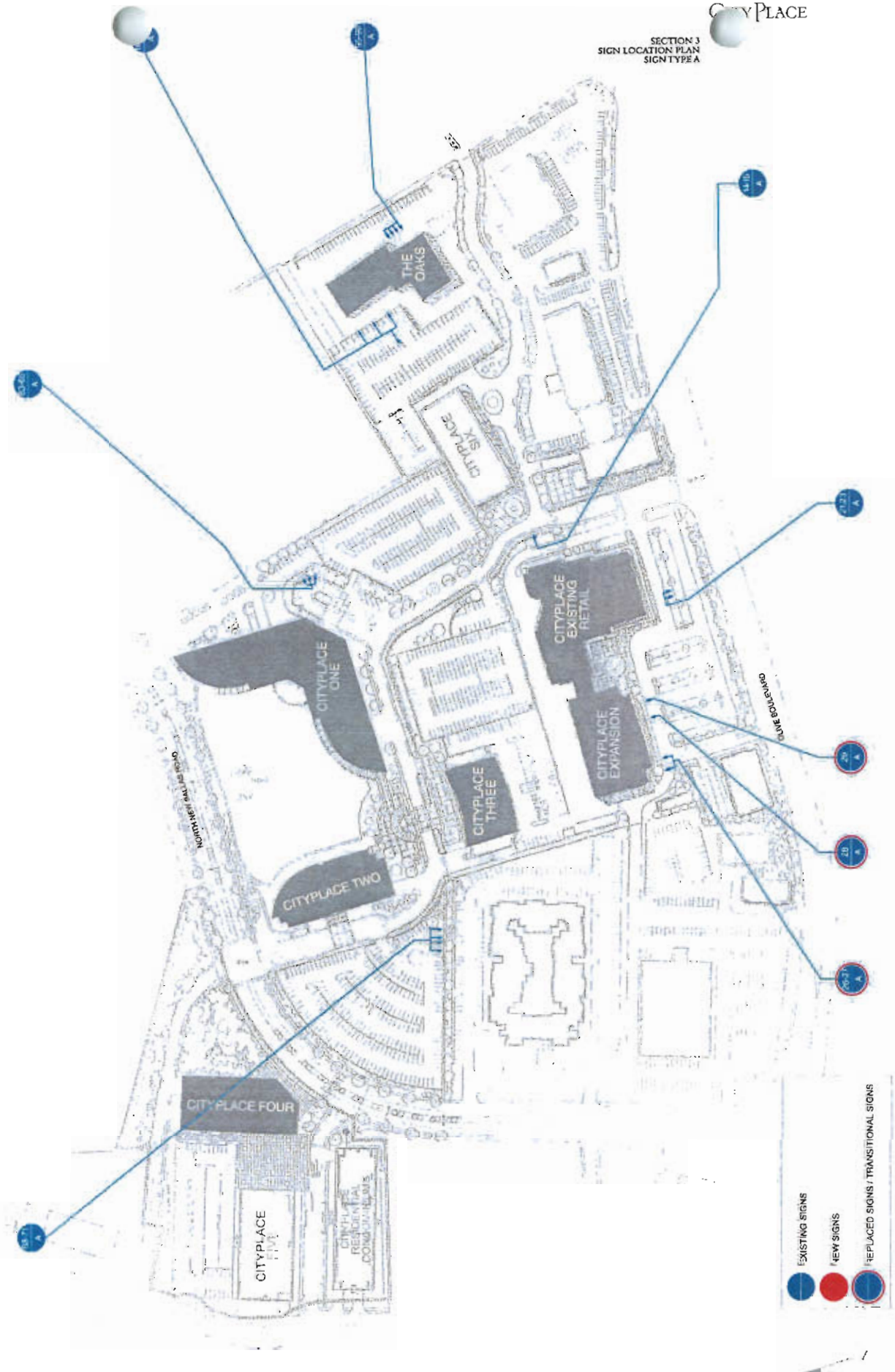


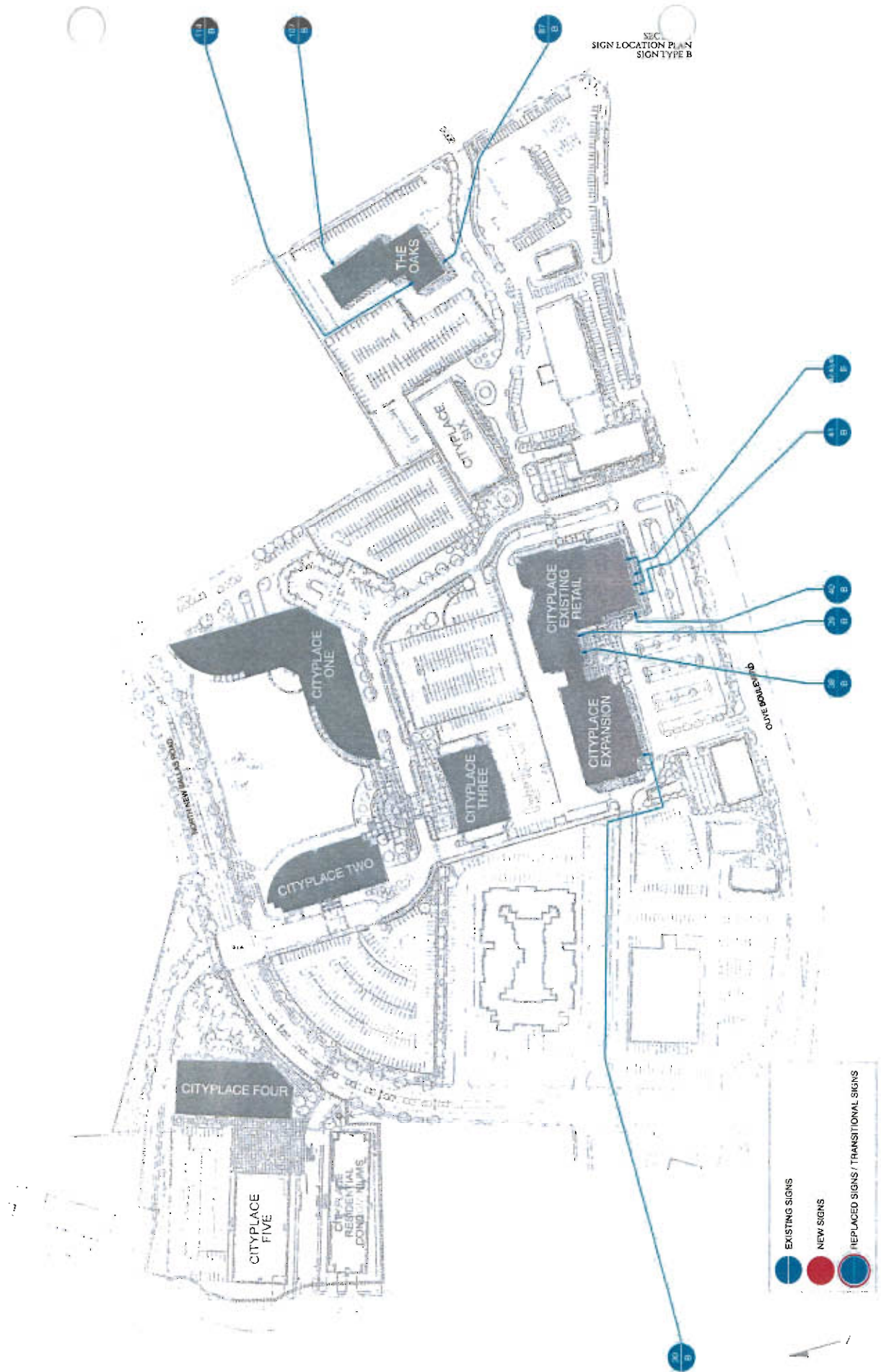


SECTION 3
OVERALL SIGN
LOCATION PLAN

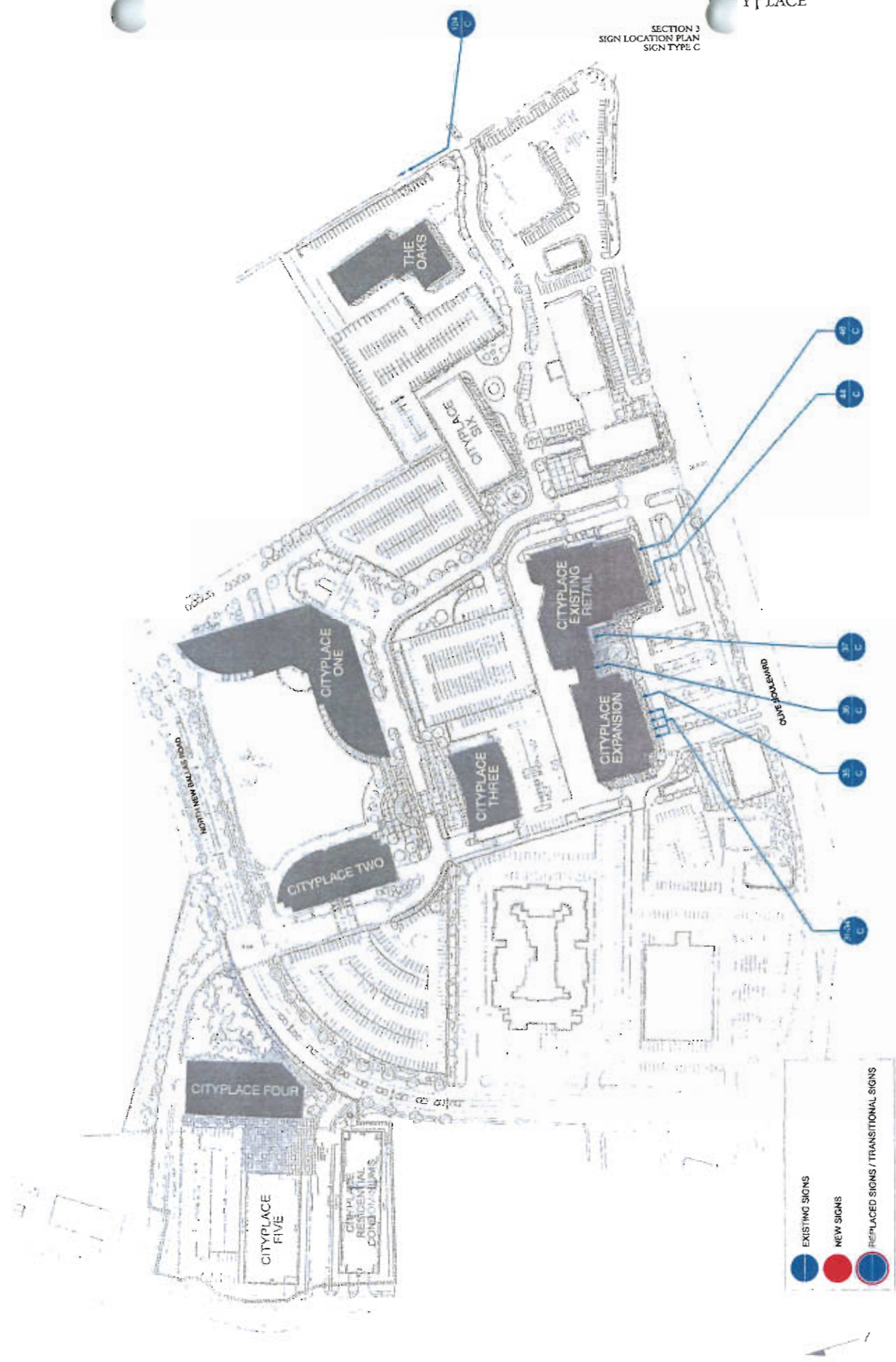


SECTION 3
SIGN LOCATION PLAN
SIGN TYPE A

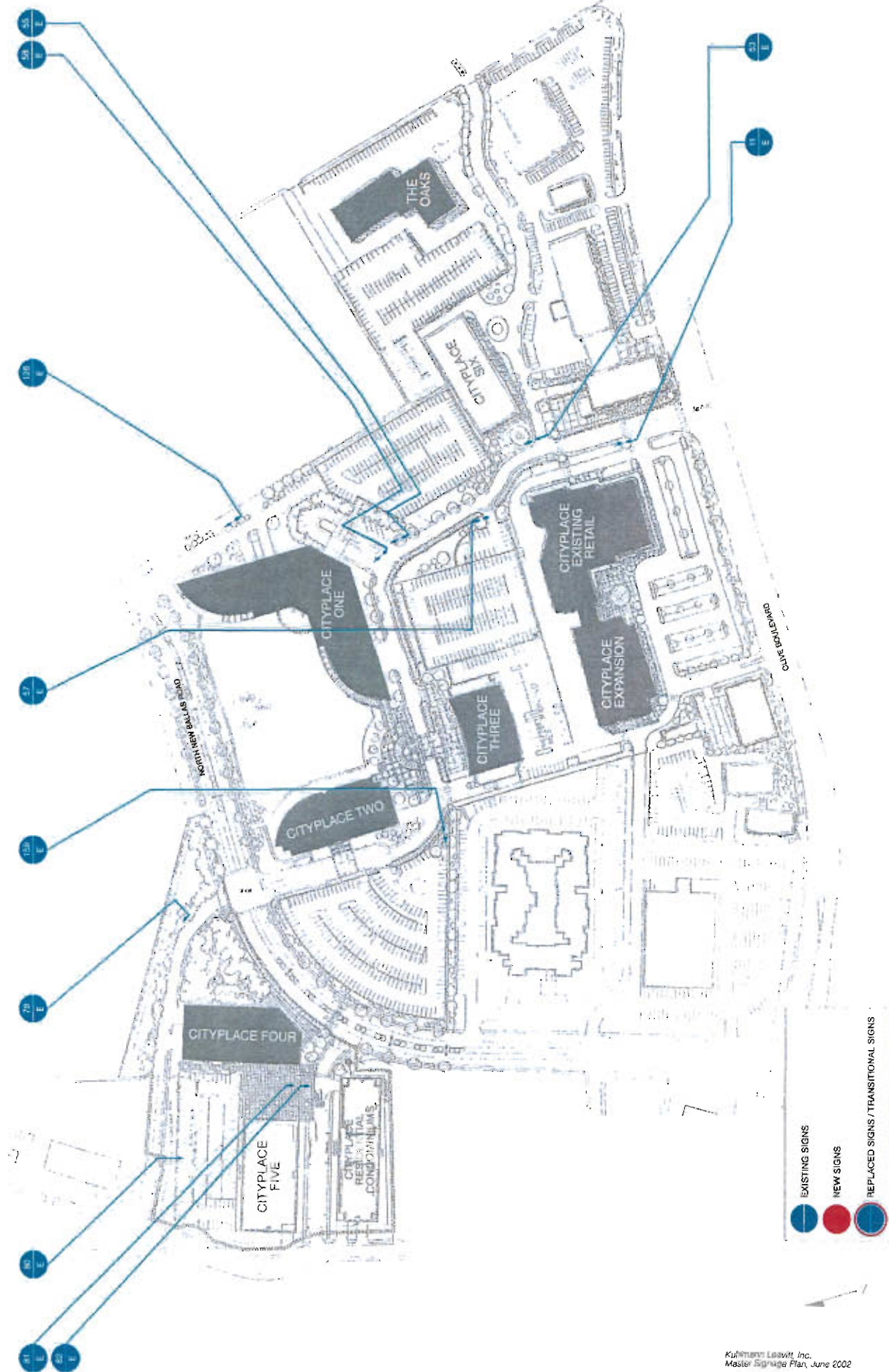


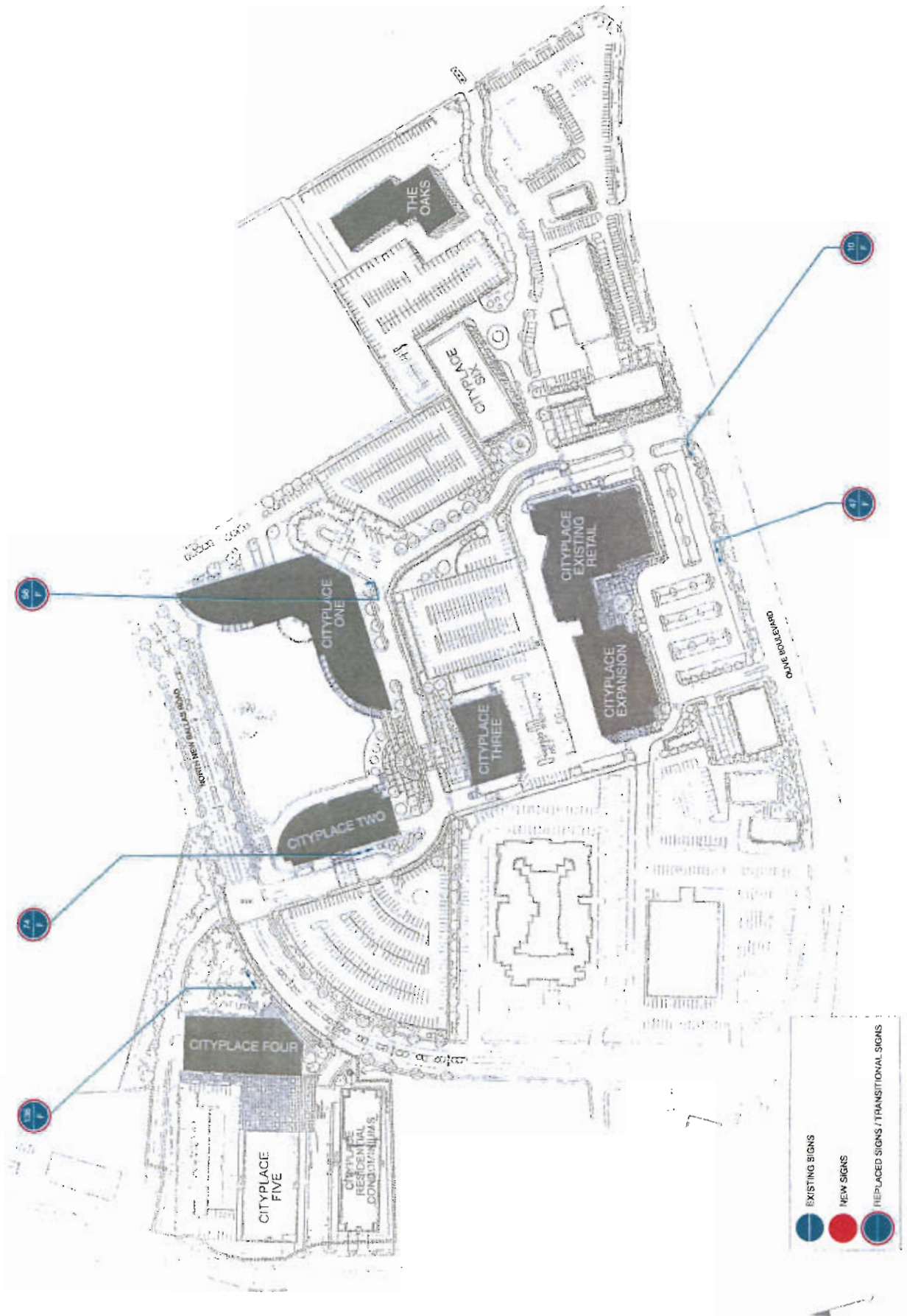


SECTION 3
SIGN LOCATION PLAN
SIGN TYPE C

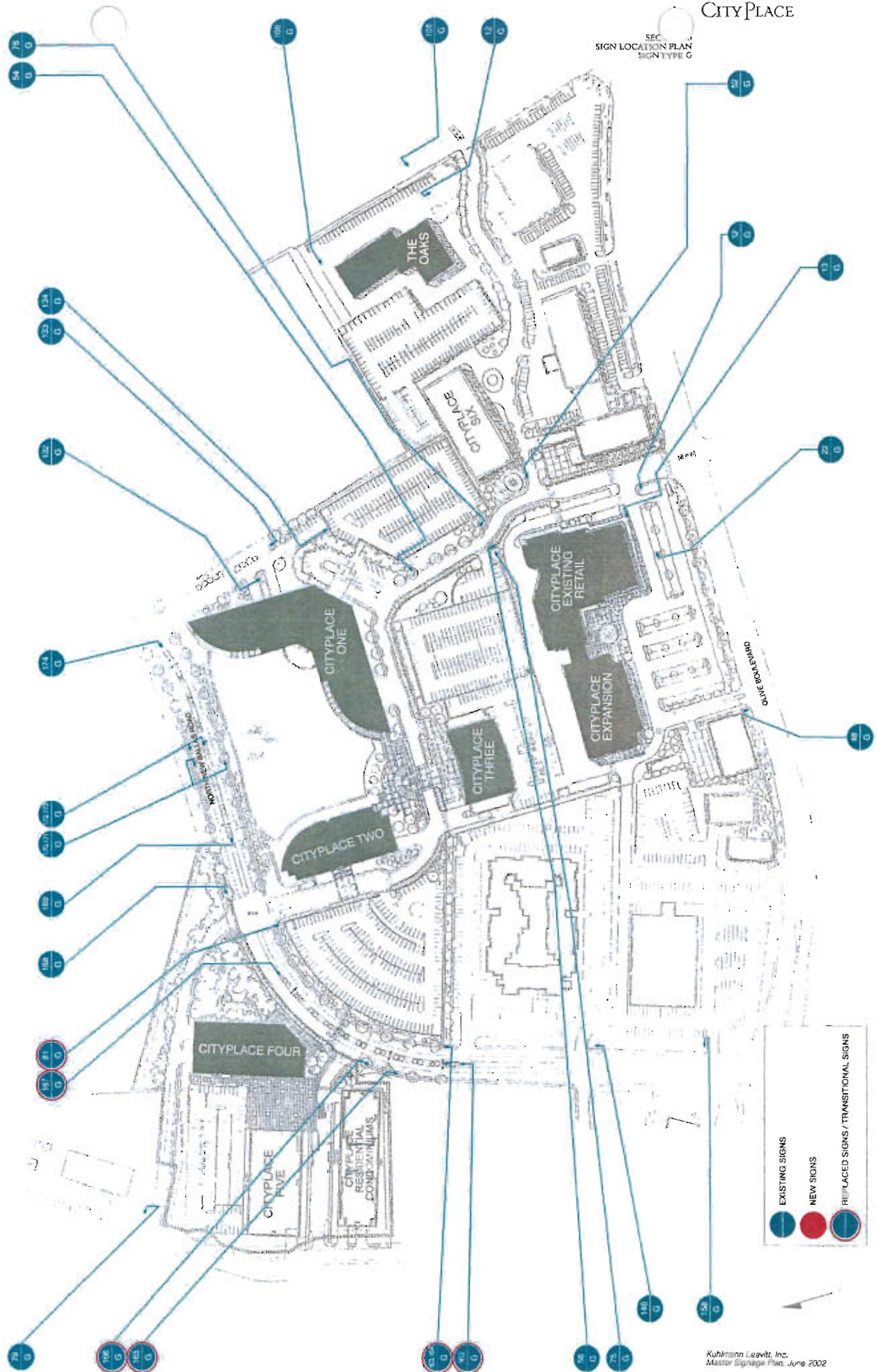


SEC
SIGN LOCATION PLAN
SIGN TYPE E



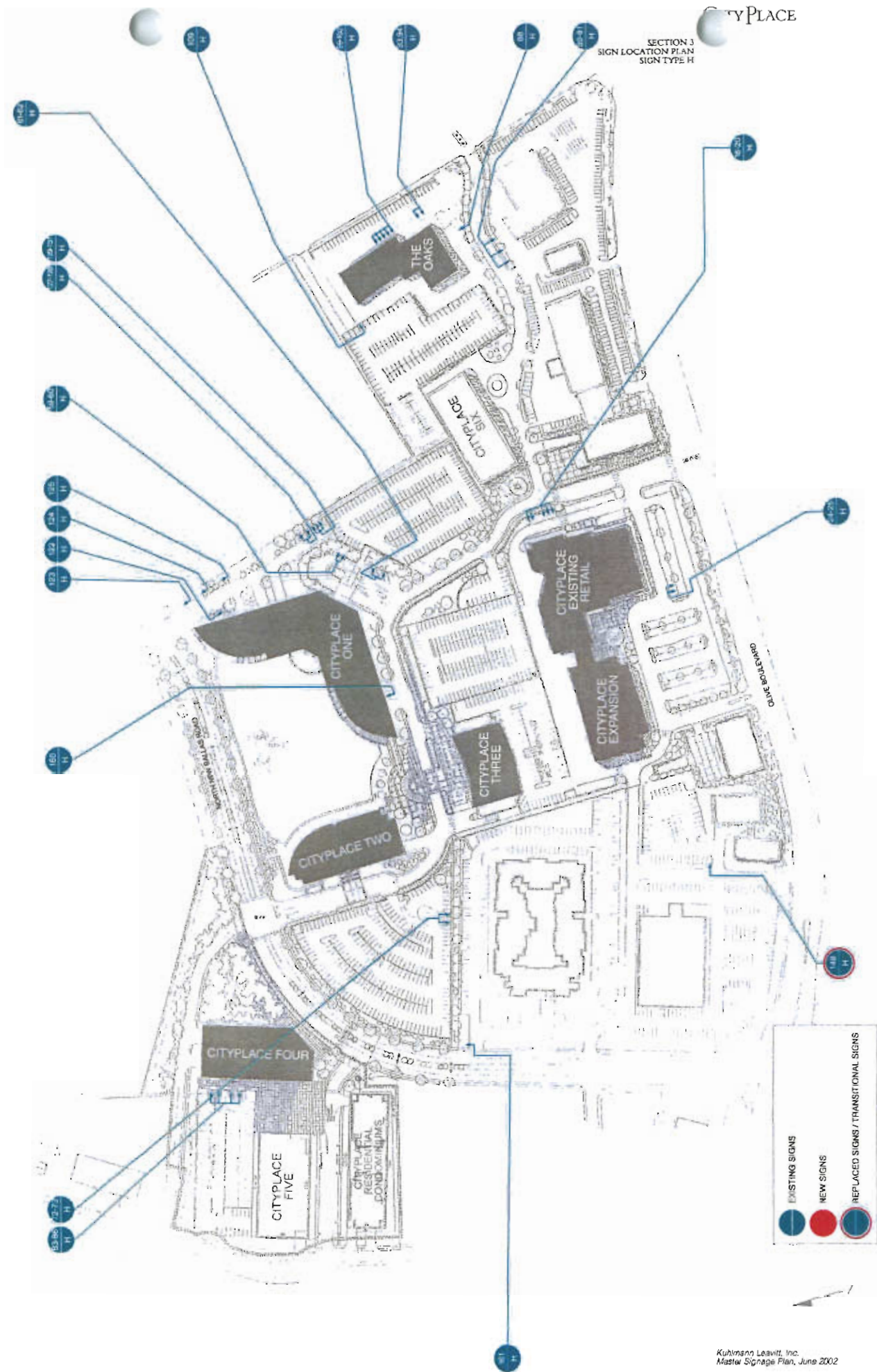


SEC. 4
SIGN LOCATION PLAN
SIGN TYPE G

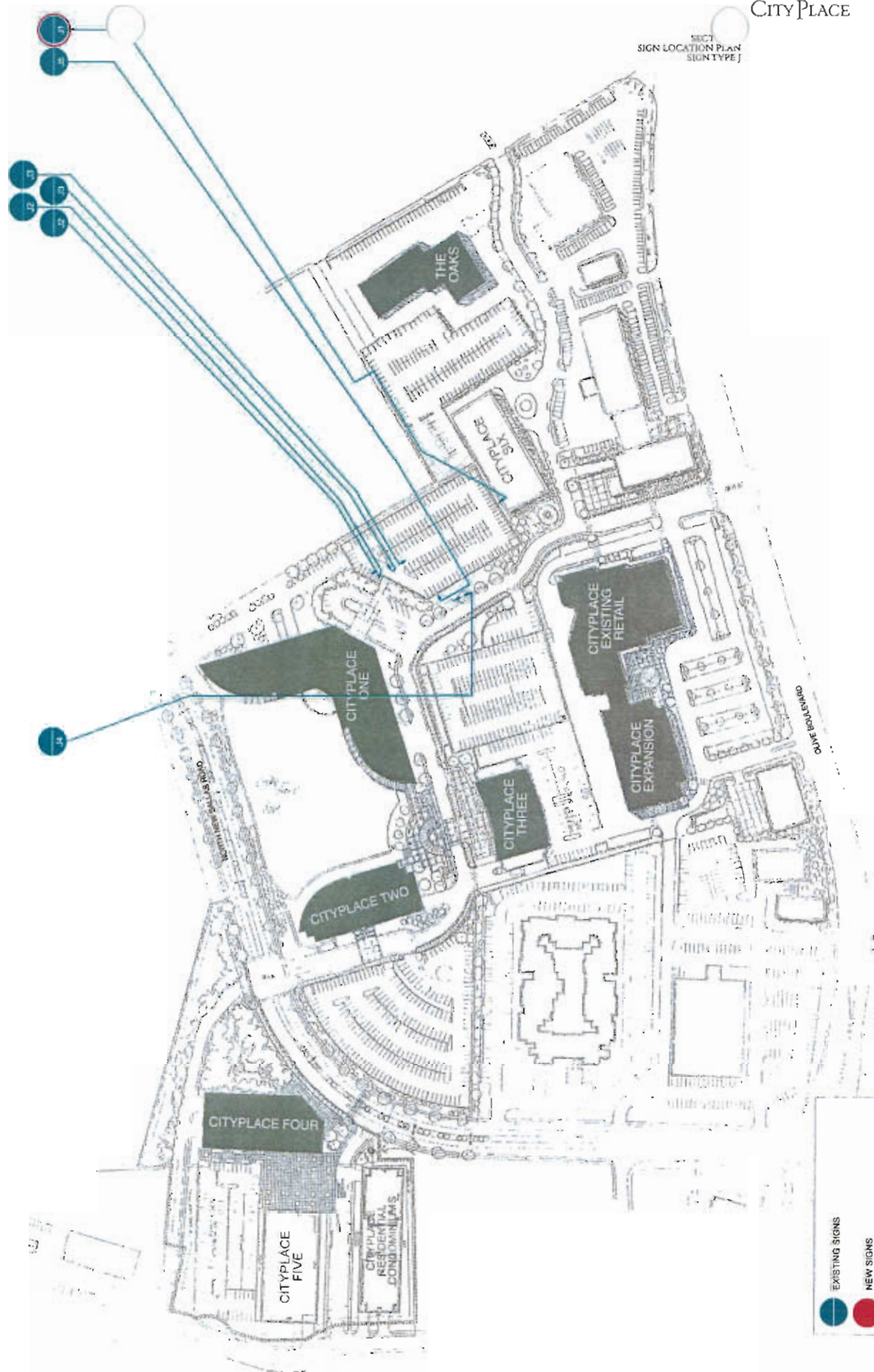


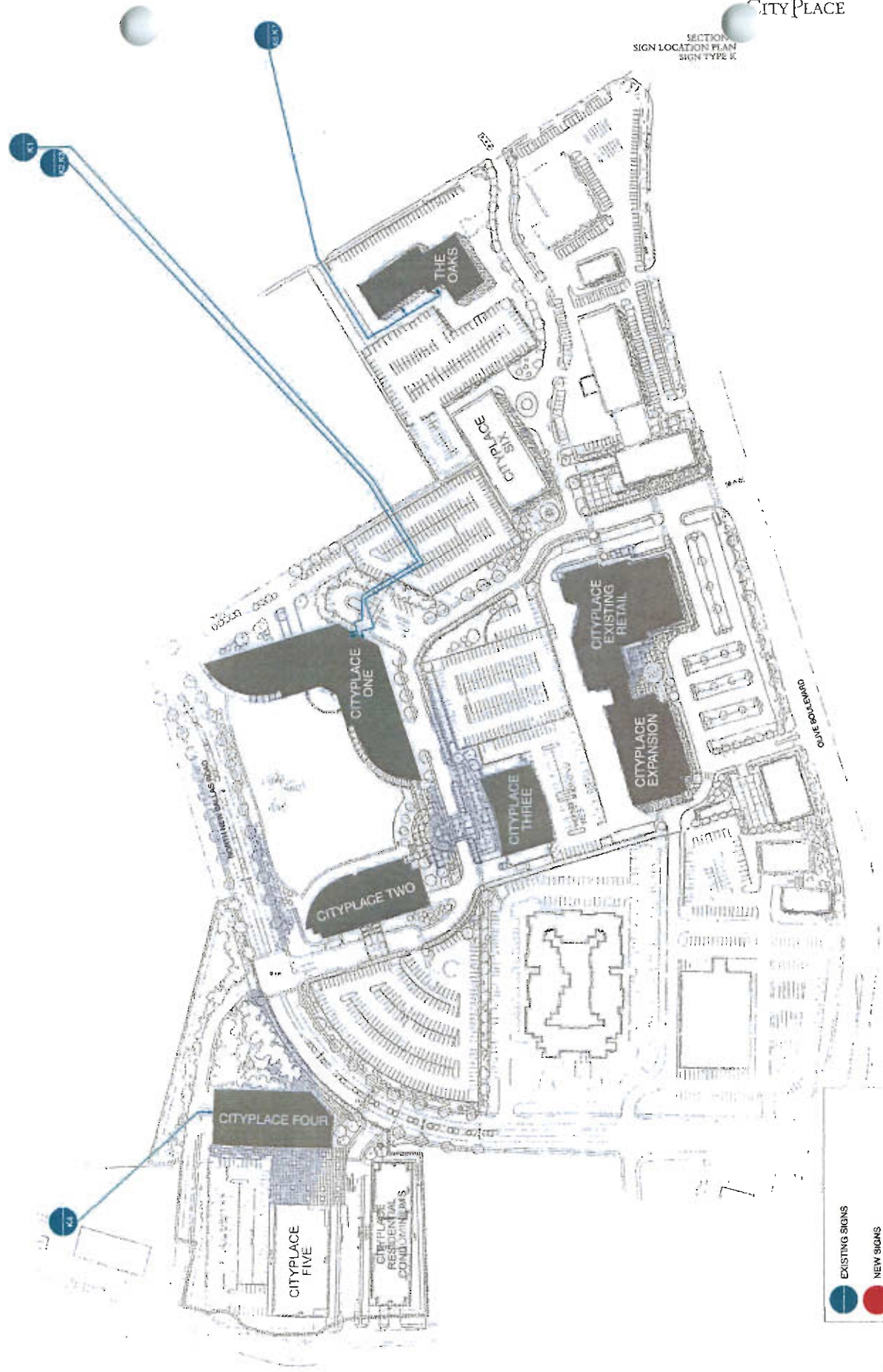
	EXISTING SIGNS
	NEW SIGNS
	REPLACED SIGNS / TRANSITIONAL SIGNS

SECTION 3
SIGN LOCATION PLAN
SIGN TYPE H

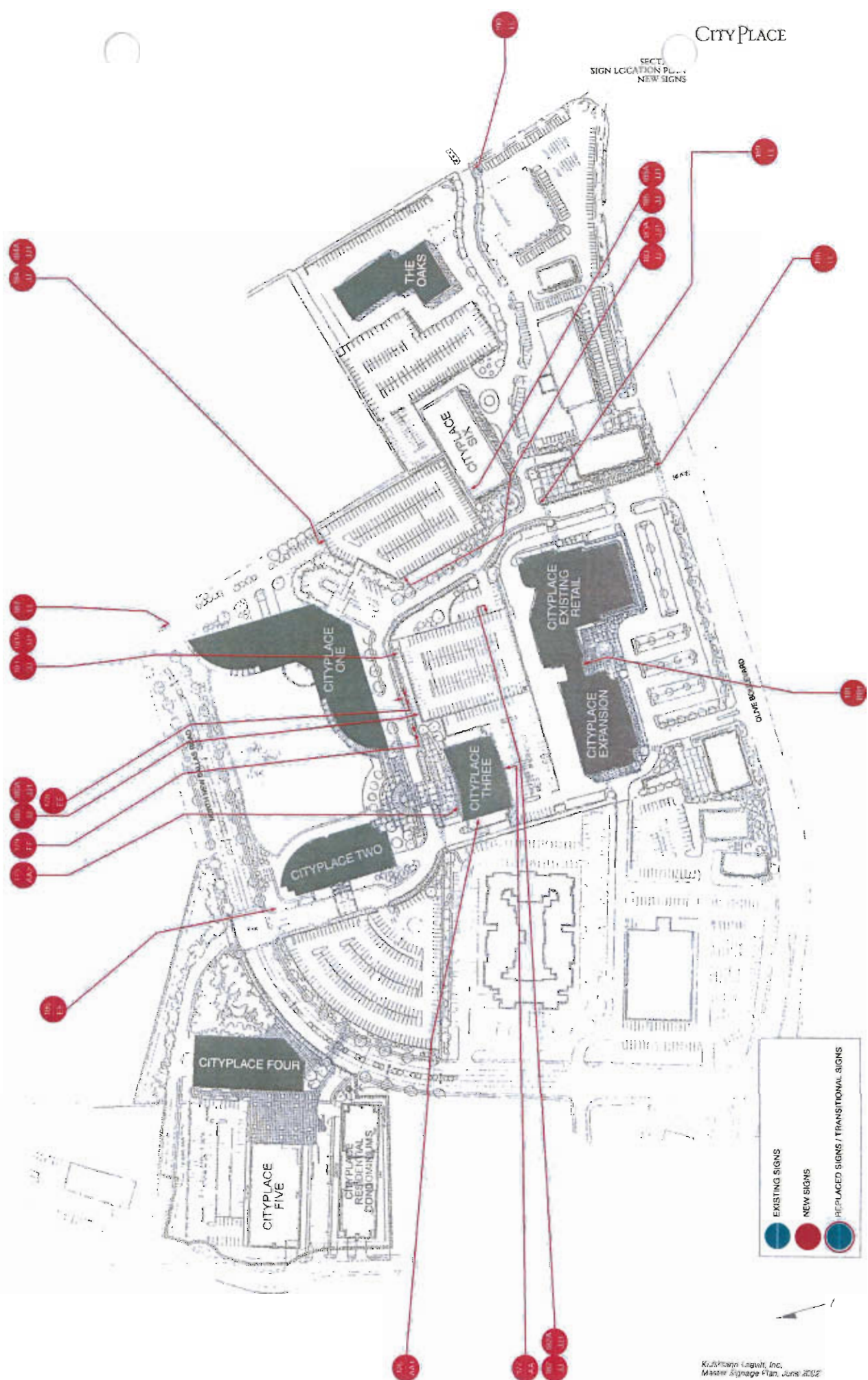


SECT
SIGN LOCATION PLAN
SIGN TYPE J





SECT.
SIGN LOCATION PLAN
NEW SIGNS





sign type

A	HANDICAP
B	RETAIL
C	BUILDING ADDRESS
E	CAMPUS DIRECTIONAL
F	CITYPLACE MONUMENT IDENTITY
G	TRAFFIC REGULATORY
H	PARKING REGULATORY
J	PARKING FACILITIES
X	BUILDING REGULATORY

EXISTING SIGNS

AA	CAMPUS MAIN IDENTITY ON CITY PLACE 3, SOUTH FACE
AA1	TENANT IDENTITY ON CITY PLACE 3, WEST FACE
AA2	TENANT IDENTITY ON CITY PLACE 3, NORTH FACE
BB	RETAIL
BB1	RADIO STATION TENANT RETAIL
EE	CAMPUS DIRECTIONAL
FF	CAMPUS, RETAIL AND BUILDING MONUMENT
GG	TRAFFIC REGULATORY
HH	PARKING REGULATORY
JJ	PARKING FACILITY ENTRY/EXIT IDENTITY
JJ1	PARKING FACILITY CLEARANCE HEIGHT
JJ2	PARKING FACILITY INTERIOR LOCATION IDENTIFIER
JJ3	PARKING FACILITY INTERIOR REGULATORY
KK	BUILDING REGULATORY
LL	STREET NAME IDENTIFICATION
MM	LEASING INFORMATIONAL
NN	CITY PLACE 3 INTERIOR TENANT IDENTIFICATION
NN1	CITY PLACE 3 INTERIOR AMENITIES IDENTIFICATION
NN2	CITY PLACE 3 INTERIOR RESTROOM IDENTIFICATION

PROPOSED NEW SIGNS

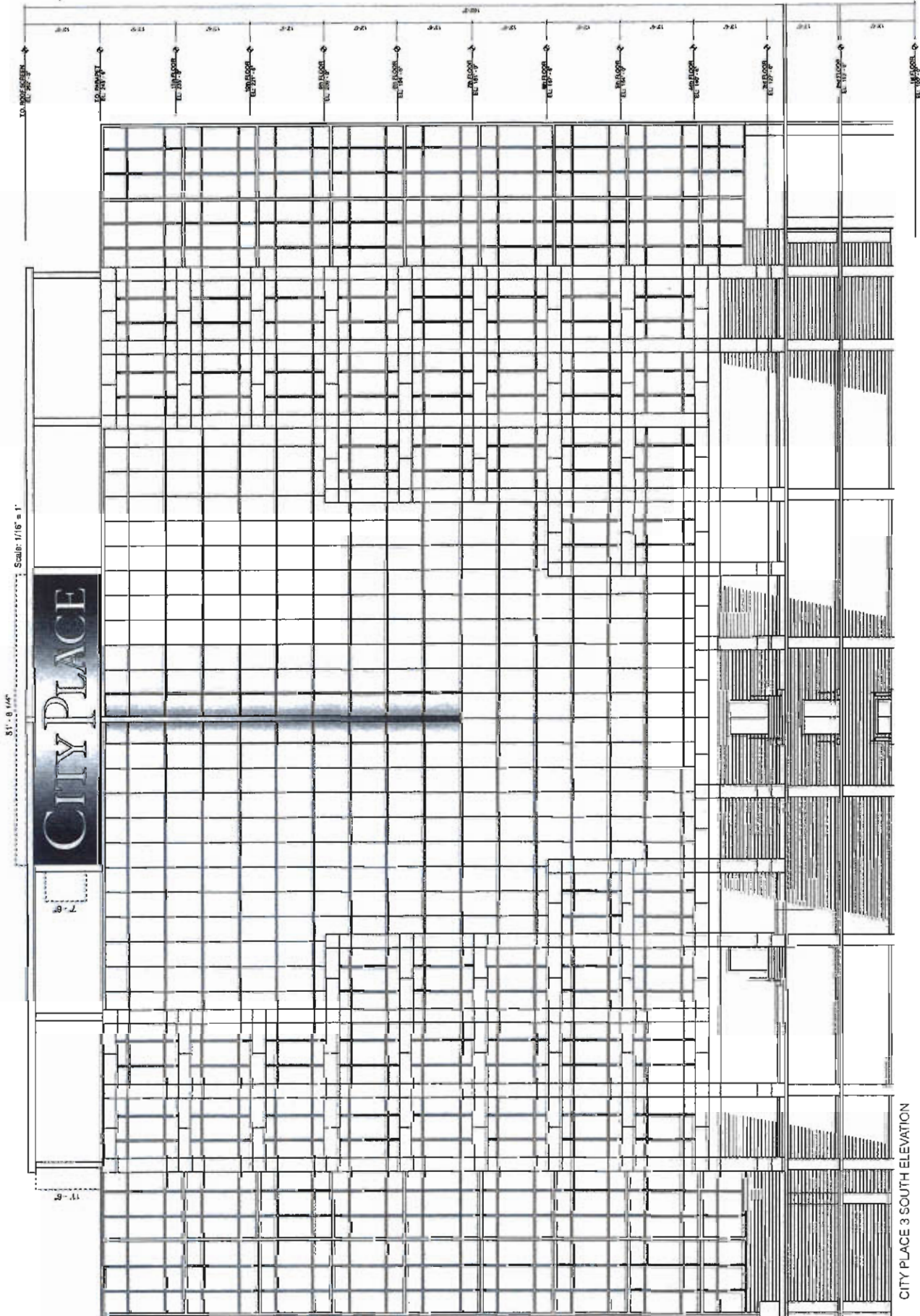
	NUMBER	SIGN TYPE	MESSAGE	DESCRIPTION
EXISTING SIGNS	10	F	CITYPLACE CAMPUS MONUMENT	Black & white granite with silver metal type and logo element, 2 sided
	11	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	12	G	TRAFFIC - "Stop"	Red hexagon sign with white embossed letters, old
	13	G	TRAFFIC - "Stop for Pedestrian"	White rectangular with red letters
	14	A	HANDICAP	Blue sign, white letters/symbol
	15	A	HANDICAP	White stencil on asphalt
	16	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	17	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	18	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	19	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	20	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	21	A	HANDICAP	Blue sign, white letters/symbol, white stencil on asphalt
	22	G	TRAFFIC - "Stop"	Red hexagon sign with white embossed letters, old
	23	A	HANDICAP	Stencil on asphalt
	24	H	PARKING - "Creve Coeur parking only"	White rectangular sign blue/black letters/arrow on black pedestal
	25	H	PARKING - "Creve Coeur parking only"	White rectangular sign blue/black letters/arrow on black pedestal
	26	A	HANDICAP	blue stencil on asphalt
	27	A	HANDICAP	blue stencil on asphalt
	29	A	HANDICAP	blue stencil on asphalt
	31	C	ADDRESS	White vinyl numbers (light typeface) on glass
	32	C	ADDRESS	White vinyl numbers (light typeface) on glass
	33	C	ADDRESS	White vinyl numbers (light typeface) on glass
	34	C	ADDRESS	White vinyl numbers (light typeface) on glass
	35	C	ADDRESS	White vinyl numbers (light typeface) on glass
	36	C	ADDRESS	White vinyl numbers (light typeface) on glass
	37	C	ADDRESS	White vinyl numbers (bold typeface) on glass
	38	B	RETAIL - "Kinko's"	White 3D letters on building, internally illuminated
	39	B	RETAIL - "Kinko's"	White 3D letters on building, internally illuminated
	40	B	RETAIL - "Creve Coeur Camera"	Red vinyl letters on glass
	41	B	RETAIL - "Creve Coeur Camera"	Red vinyl letters on glass
	42	B	RETAIL - "Creve Coeur Camera"	White 3D letters on building, internally illuminated
	43	B	RETAIL - "Creve Coeur Camera"	Red vinyl letters on glass
	44	C	ADDRESS	White vinyl numbers (chunky typeface) on glass
	45	B	RETAIL - "Provisions"	White/Red 3D letters on building, internally illuminated
	46	C	ADDRESS	White vinyl numbers (long typeface) on glass
	47	F	CITYPLACE RETAIL MONUMENT	Black & white granite with silver metal type, 2 sided
	48	G	TRAFFIC - "Stop"	Red hexagon sign with white embossed letters
	52	G	TRAFFIC - "Stop"	Red hexagon sign with white letters
	53	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	54	G	TRAFFIC - "Stop"	Black box panel with red/white, letters/symbol
	55	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	56	G	TRAFFIC - "Stop"	Black box panel with red/white, letters/symbol
	57	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	58	G	DIRECTIONAL - "One way"	White square sign with blue letters/arrow
	59	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	60	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	61	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	62	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	63	A	HANDICAP	Blue sign, white letters/symbol
	64	A	HANDICAP	Blue sign, white letters/symbol
	65	A	HANDICAP	Blue sign, white letters/symbol
	66	F	CITYPLACE ONE BUILDING MONUMENT	Black & white granite with silver metal type - 1-sided
	67	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated

	NUMBER	SIGN TYPE	MESSAGE	DESCRIPTION
PROPOSED NEW SIGNS	175	AA2	LOCKTON (logo)	dimensional letters and suspended logo at 3rd floor level of south face CP3
	176	AA1	Microsoft	Internally illuminated letters on west face of CityPlace 3
	177	AA	CITYPLACE	Curved sign panel at parapet level of north face of CityPlace 3
	178	EE	(west face): Visitor Parking City Place 3 (arrow right) City Place 1 (arrow up) Retail Shops (arrow up) (south face): Visitor Parking City Place 3 (arrow straight) (east face): City Place 1 Loading Dock (arrow right) City Place 3 Visitor Parking (arrow left)	Cube sign, 3 sided messages
	179	FF	CityPlace (logos) 3 (list of tenants)	Large Cube with logo, large numeral and building tenant list
	180	JJ	City Place 3 Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	180a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	181	JJ	City Place 1 West Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	181a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	182	JJ	Nextel Visitor Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	182a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	183	JJ	City Place 1 East Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	183a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	184	JJ	City Place 1 East Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	184a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	185	JJ	City Place 1 East Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	185a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	186	EE	(south face all arrow up): City Place 1 City Place 2 City Place 3 (west face): City Place 1 (arrow right) City Place 2 (arrow right) City Place 3 (arrow right) City Place 4 (arrow left) (east face): City Place 1 (arrow left) City Place 2 (arrow left) City Place 3 (arrow left) City Place 4 (arrow right) (north face): City Place 4 (arrow up)	Cube sign, 4 sided messages
	187	GG	STD/P Replaces sign 135	square tube post, standard DOT sign face
	188	LL	City Place Dr. Olive Blvd.	square tube post, blade with street names
	189	LL	City Place Dr. (name of street)	square tube post, blade with street names
	190	LL	(name of street) (name of street)	square tube post, blade with street names
	191	BB1	(Radio Station logos)	aluminum layered radio station logos mounted to substrate

Sign consists of aluminum sign panel with backlit letters; sign fabricator to be responsible for engineering of all structural support and anchorage; sign fabricator to be responsible for engineering of all structural elements; all fasteners, electrical transformers to be concealed from view; radius of sign panel to be sufficient to wrap around existing building "fin" etc. and to make sufficient contact with rooftop support elements and contain all lamps required for even white illumination; illumination to be "soft" and warm, specific lighting specifications to be determined.

CITYPLACE

SEC 1
SIGN TYPE 4A
CAMPUS MAIN IDENTIFICATION
CITY PLACE 3 SOUTH FACE



CITY PLACE 3 SOUTH ELEVATION

Kulmann Levitt Inc.
Signage Master Plan, June 2002



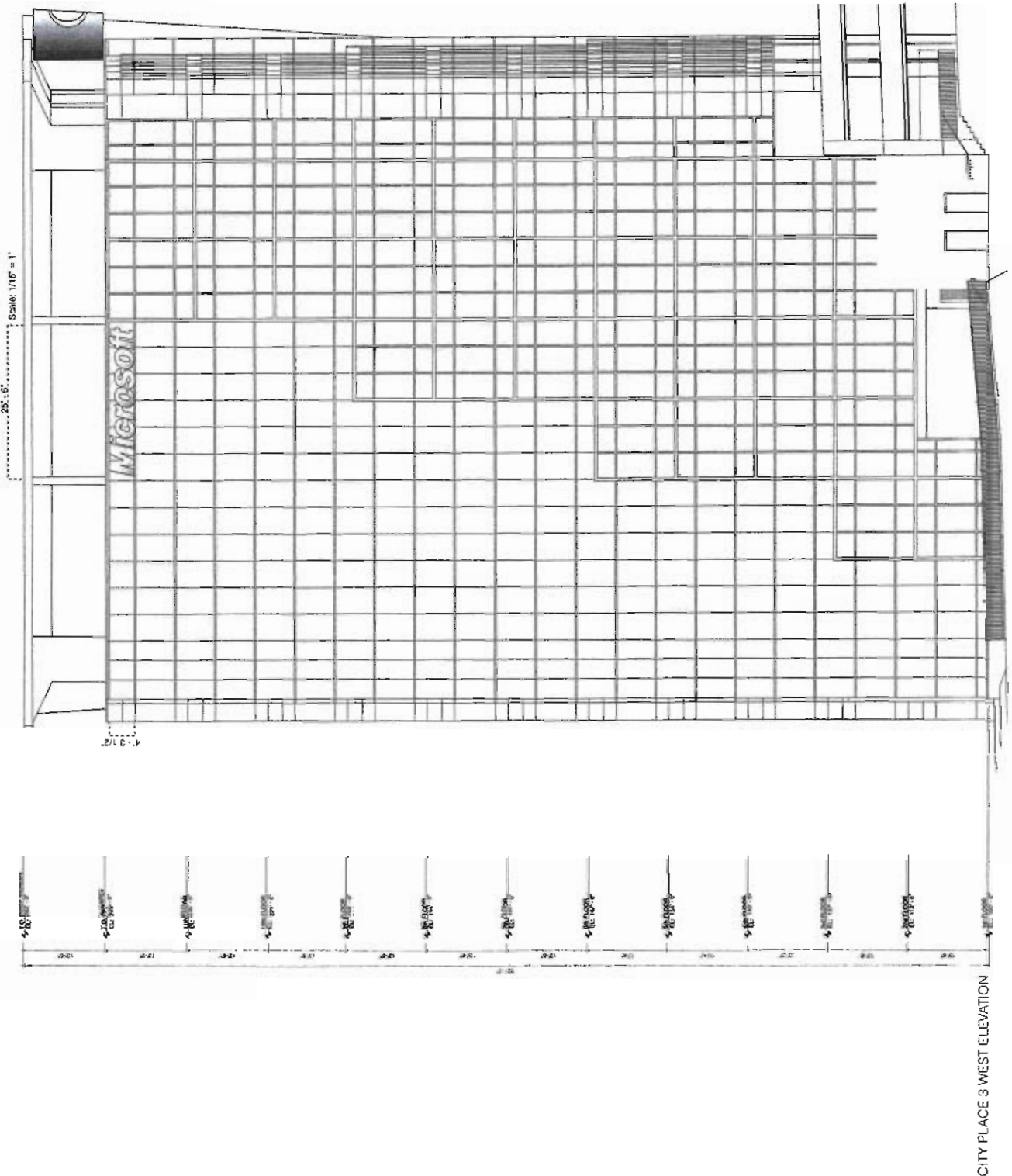
CITY PLACE

CITY PLACE 3 SOUTH ELEVATION

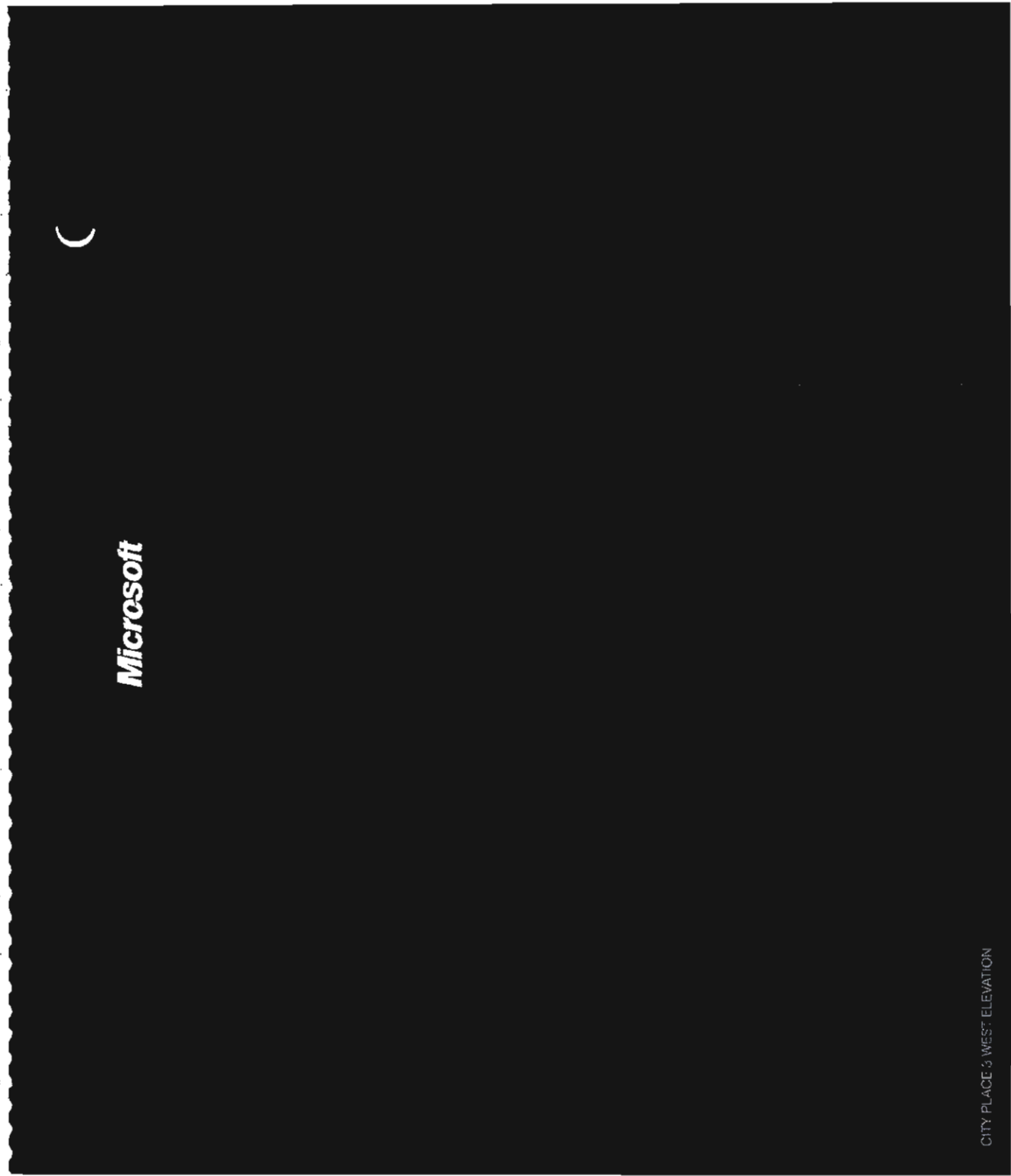


Sign consists of internal illuminated dimensional letters mounted to building face as shown, letters to be 6" thick. Letters to be faced with incandescent at night; exact specifications for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer;

SECTION 3
SIGN TYPE AA2
TENANT IDENTIFICATION
CITY PLACE 3 WEST FACE

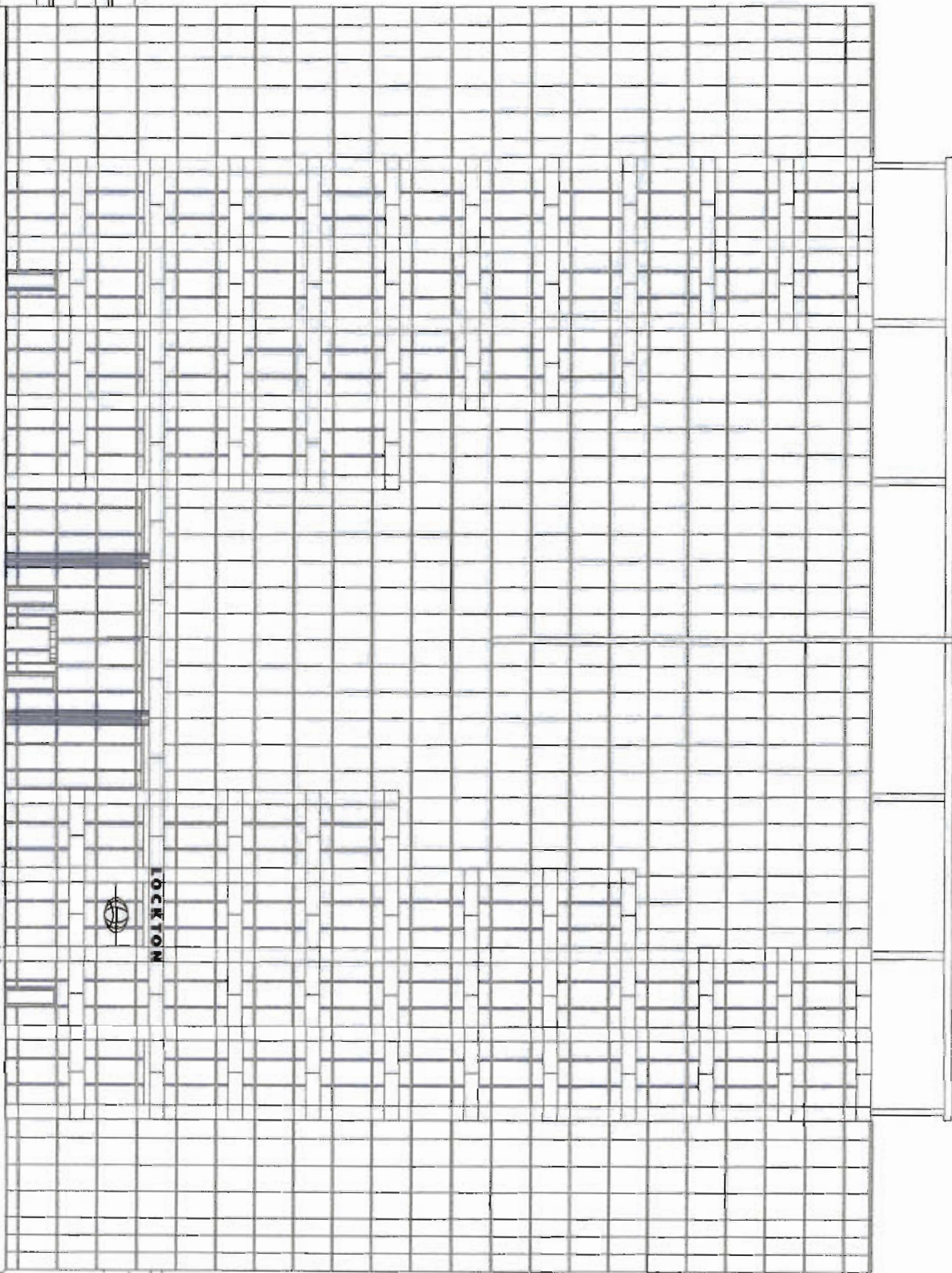


SECTION
SIGN TYPE BB
SELECT TENANT IDENTIFICATION
CITY PLACE 3 WEST FACE, NIGHTVIEW

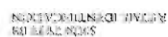


CITY PLACE 3 WEST ELEVATION

CITY PLACE 3 NORTH ELEVATION



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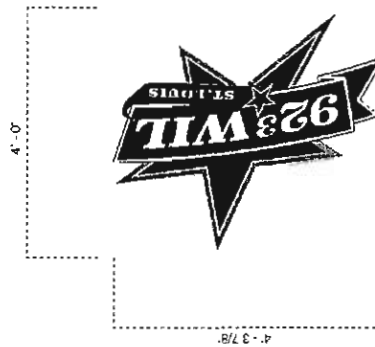


black, layer 1
 silver, layer 2
 white, layer 3 (top layer)
 silver, layer 2



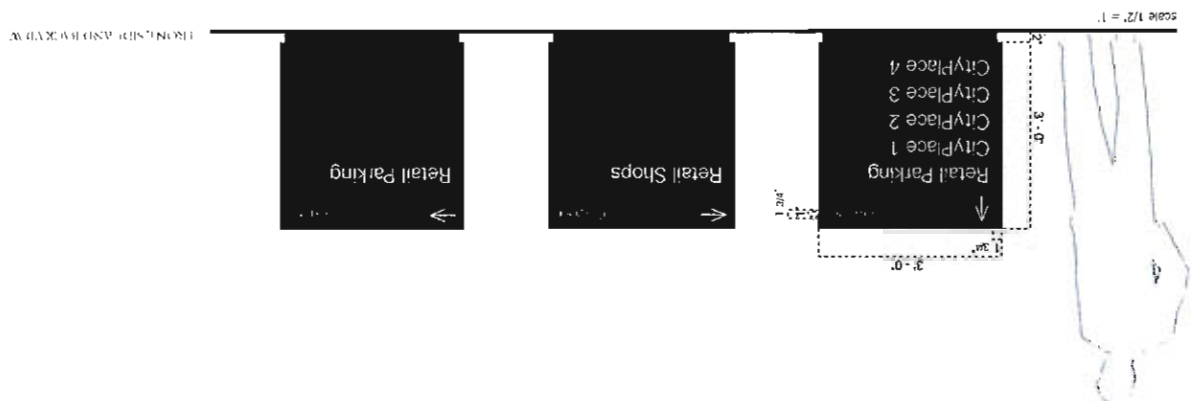
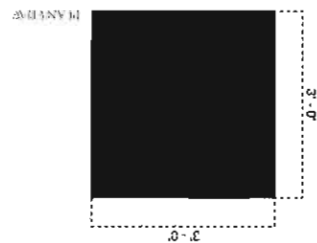
Radio Station signs to be clear anodized aluminum layered panels, sign panel heights vary, sign panels to be metallic silver, black and white colors only. Sign panel is to be mechanically affixed to a substrate sign and that is painted to match architect's sample. Sign is to be mounted to the structure for all structural support and weight are provided to meet windload and weight are provided to support structures may it become needed from view, as non-corrosive fasteners and all have filler as conditions require to be in view to views.

SIGN TYPE BBI
 RADIO STATION TENANT RETAIL IDENTIFICATION

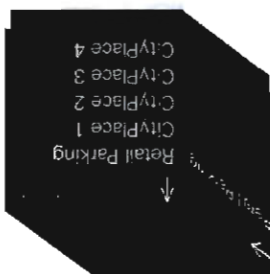


SIGNTYPE IS
NEW SITE DIRECTIONAL
Eventually will replace all Sign Type E directional

NOT IN L.B.N. 18-101

[illegible]

1451 RD 17th NW, AL



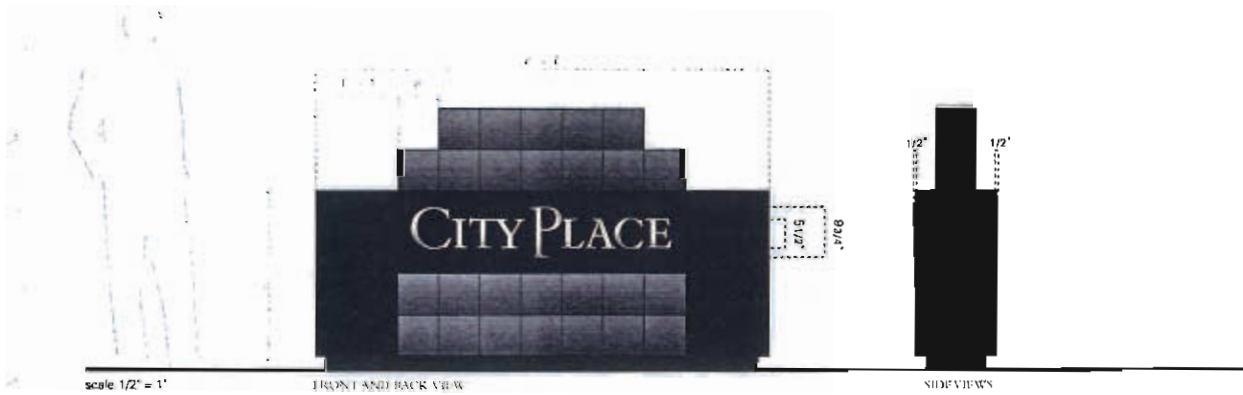
SIGN TYPE F #10
 TRANSITIONAL CAMPUS MONUMENT
 Eventually will be replaced by Sign Type FF
 (see following page of this document)

Existing Campus Monument sign with removed old logo, both sides; replace logo with 9 3/4" ht. x 1/2" thick stainless steel new logotype, both sides; stud mount new logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible

DESCRIPTION



PLAN VIEW



scale 1/2" = 1'

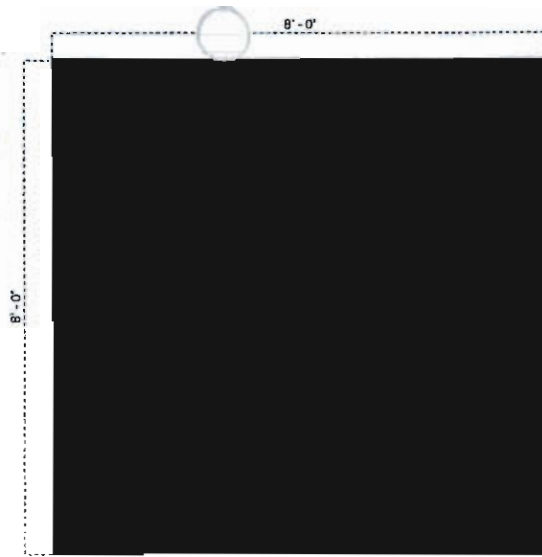
FRONT AND BACK VIEW

SIDE VIEW



new logotype

existing structure

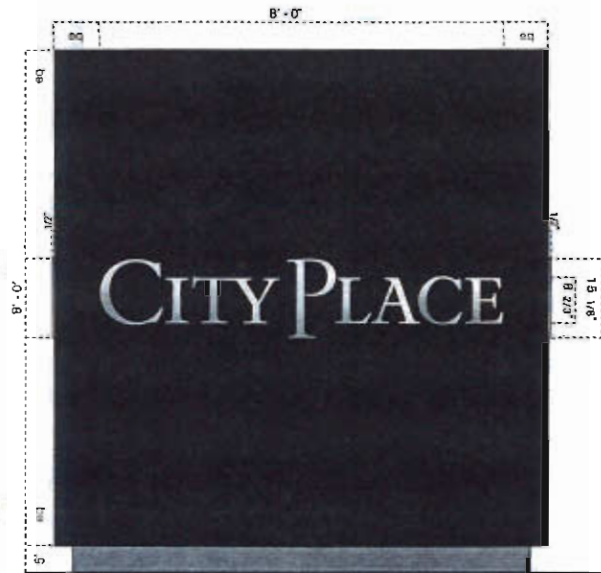


PLAN VIEW

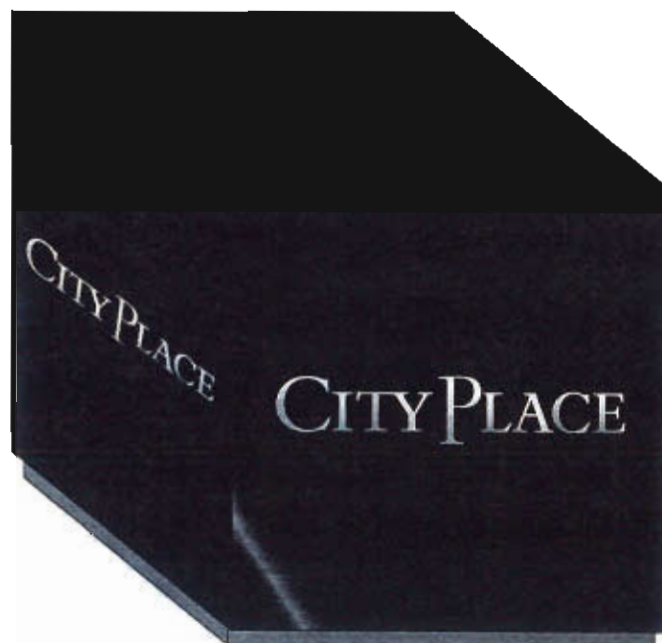
SIGN TYPE F:
NEW CAMPUS MONUMENT
Eventually to replace sign #10 F
(see previous page of this document)

DESCRIPTION

Sign consists of 8'-0" x 8'-0" x 8'-0" backpainted tempered glass cube, paint color black; top of cube to be other material to be determined; cube mounts onto a recessed 5" ht visible concrete base/footing; sign fabricator to be responsible for all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer; logotype to be silkscreened on back of glass before backpainting; minimal corner and edge treatment to be determined to address vulnerability of those conditions



FRONT, BACK AND SIDE VIEWS



AXON VIEW



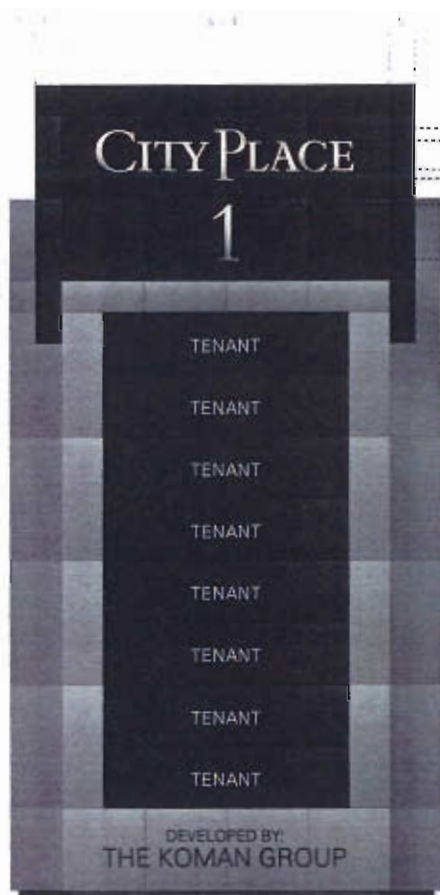
SIGN TYPE F #66 and #74
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type PF2
(see following page of this document)



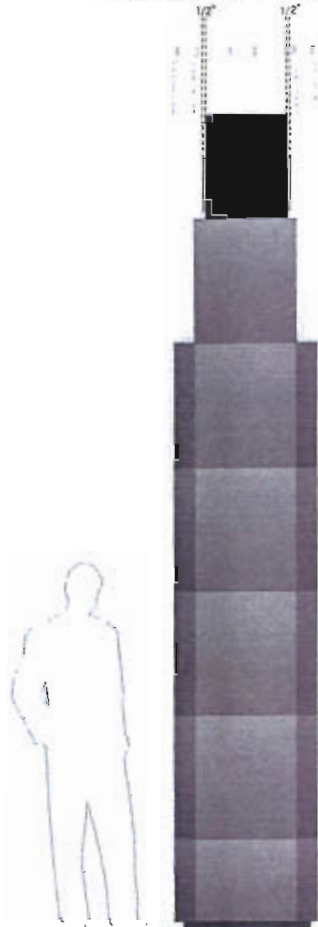
PLAN VIEW

Existing building monument signs: remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9 3/4" ht. numerals to be 1/2" thick x 10 5/8" ht. stainless steel, #4 brushed finish; stud mount logotype and numeral flush to monument face as shown below; use adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible;

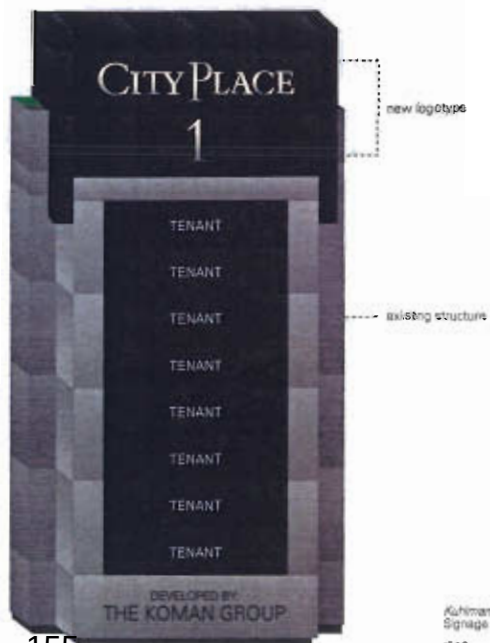
TRANSITION



scale 1/2" = 1' FRONT AND SIDE VIEW

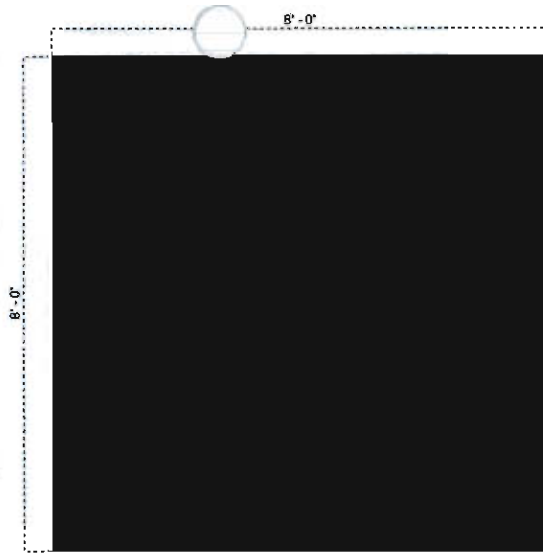


SIDE VIEW DETAIL



Kuhmann Design Inc.
Signage Master Plan, June 2002
S12

SIGNTYPE #2 A
NEW BUILDING MONUMENT
Eventually will replace Building Monument
for CityPlace 1, 2 and 4
(see previous page of this document)



PLAN VIEW

Sign consists of 8'-0" x 8'-0" x 8'-0" backpainted tempered glass cube; paint color black; top of cube to be other material to be determined; cube mounts onto a 5" ht visible concrete base/footing; sign fabricator to be responsible for all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer; Sign front and back graphics silkscreened on back of glass before backpainting; Tenant graphics to be computer cut adhesive backed vinyl occur on outside of glass, 2 sides; minimal corner and edge treatment to be designed to address vulnerability of those conditions

DESCRIPTION



scale 1/2" = 1'

FRONT AND BACK VIEW

SIDE VIEW DETAIL



ISOMETRIC VIEW

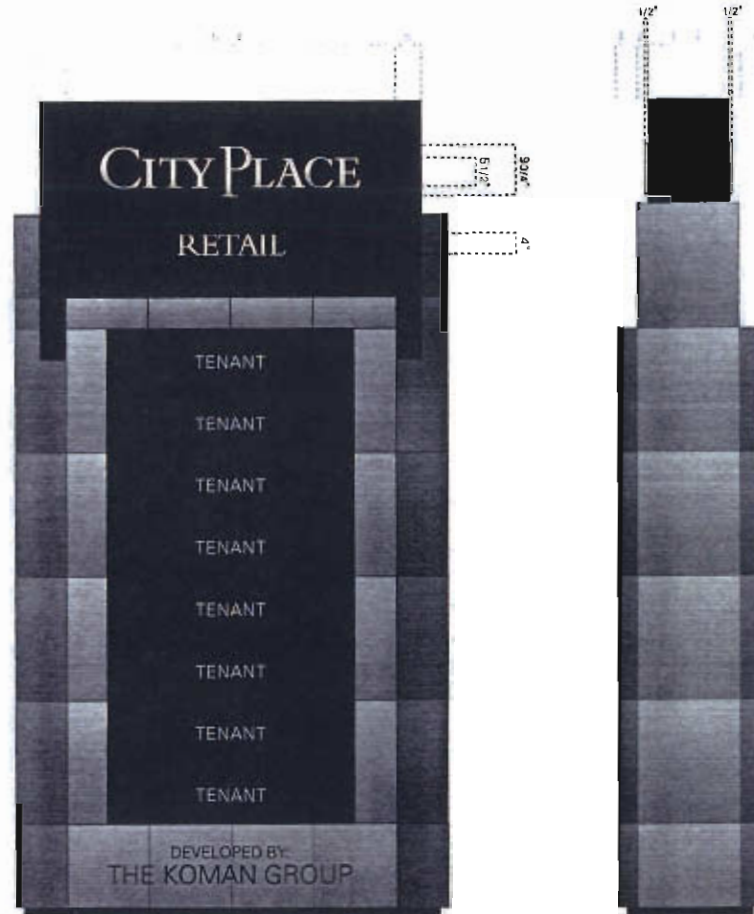
SIGN TYPE F-647
TRANSITIONAL RETAIL MONUMENT
Eventually will be replaced by Sign Type FF
(see following page of this document)



PLAN VIEW

Existing Retail Monument sign with removed old logo; replace old logo with 9 3/4" h. x 1/2" thick stainless steel new logotype; stud mount new logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible

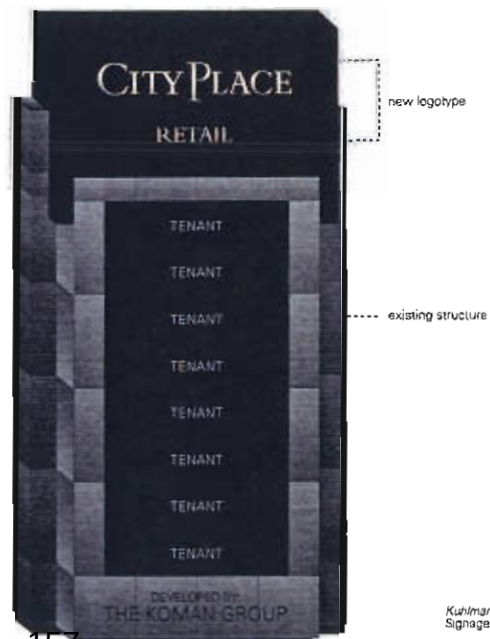
DESCRIPTION



scale 1/2" = 1'

FRONT AND BACK VIEW

SPRINT VIEW (OPTIONAL)



new logotype

existing structure

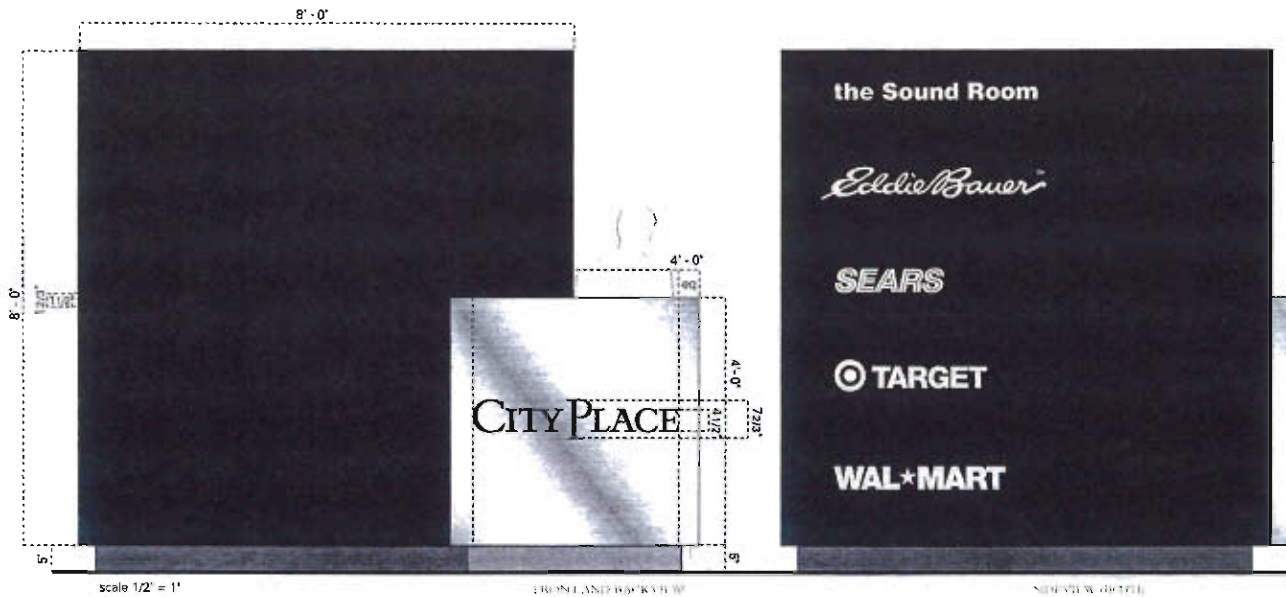
SIGN TYPE F
NEW RETAIL MONUMENT
Eventually will be replaced by Sign Type F
(see previous page of this document)

Sign consists of 8'-0" x 8'-0" x 8'-0" backpainted tempered glass cube; paint color black; top of cube to be other material to be determined; cube mounts onto a 5" ht visible concrete base/footing. Sign back graphics silkscreened on back of glass before backpainting; Tenant graphics to be computer cut adhesive backed vinyl occur on outside of glass, 2 sides; minimal corner and edge treatment to be designed to address vulnerability of those conditions; sign fabricator to be responsible for all engineering of all elements including internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer;

DESCRIPTION

Sign also consists of an adjoining 4' x 4' x 4' cube fabricated out of 1/4" thick aluco-bond type material; mounted to a 5" ht. concrete base; letters to be 1/2" thick aluminum painted black; letters mechanically mounted to cube face with concealed fasteners; sign fabricator to be responsible for all engineering of all elements including internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer;

PLAN VIEW



tenant names →

← tenant names

© 2002 The Retail Group

BACK VIEW
(PARALLEL TO SIDE)

← Logotype on 3 sides

ADDITIONAL
OR EXISTING ELEVATIONKunkinm Leavitt Inc.
Signage Master Plan, June 2002
5.15

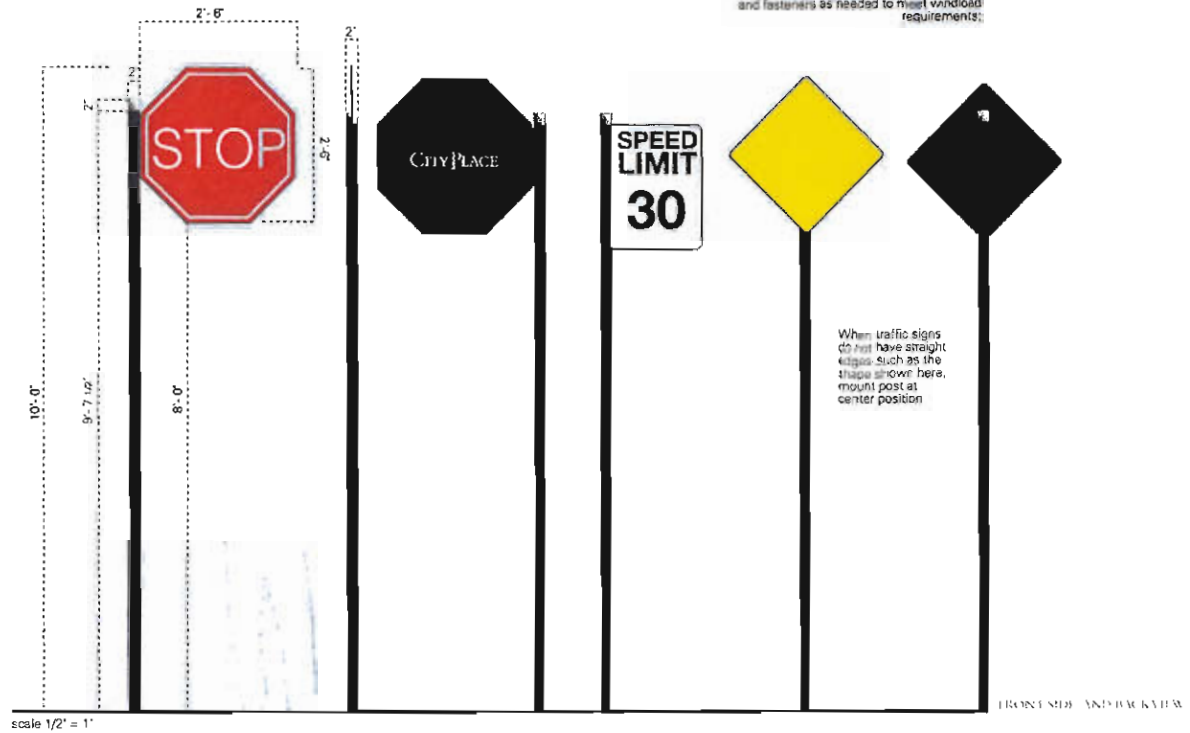


SIGNTYPE GG
TRAFFIC REGULATORY
Eventually will replace all existing Traffic Regulatory

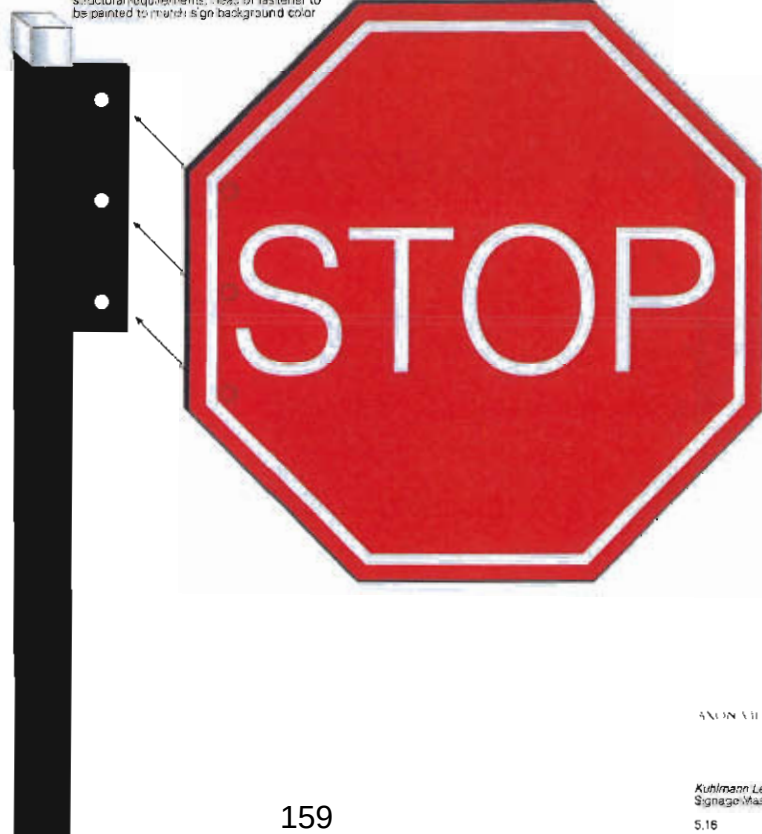
PLAN VIEW

Sign consisting of: standard DOT traffic message panels; backs of message panels to be painted black with computer cut adhesive backed vinyl logo, color white; post to be 2" square aluminum tube, painted 2 colors, black and metallic silver; sign to be direct buried in concrete footing as needed to meet windload and weight requirements; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements;

DESCRIPTION



tab welded to post center, top of tab aligned with bottom of "final" portion of post; standard DOT sign panels affix to tab with non-adhesive fasteners, as minimal as possible, yet still meeting windload stress requirements; sign fabricator is responsible for engineering of all elements to meet structural requirements; nuts of fastener to be painted to match sign background color



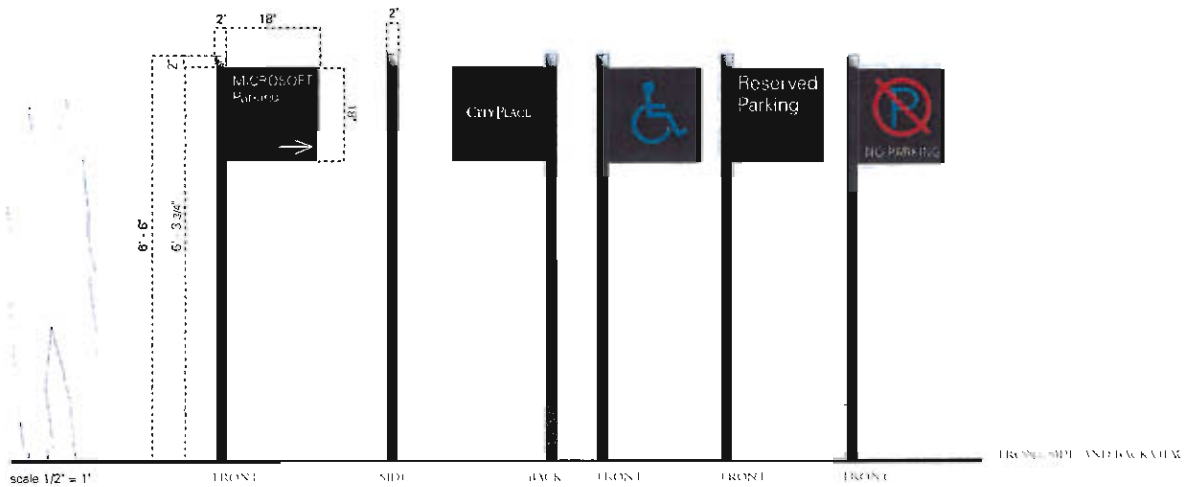
SECTION VIEW

SIGN TYPE
PARKING REGULATORY
Eventually will replace all Parking Regulatory

Sign consisting of 18" x 18" x 1/8" painted aluminum message panel; background color black; letters to be computer cut adhesive backed vinyl, one two or three colors to be determined; backs of message panels to be painted black with computer cut adhesive backed vinyl logo, color to be white; post to be 2" square aluminum tube, painted 2 colors, black and metallic silver; sign to be direct buried in concrete footing as required; sign fabricator to be responsible for engineering all structural support, loading and fasteners as needed to meet windload requirements;

DESCRIPTION

PLAN VIEW



Par

ARROW SIZE OF 2 1/2"

ARROW COLOR

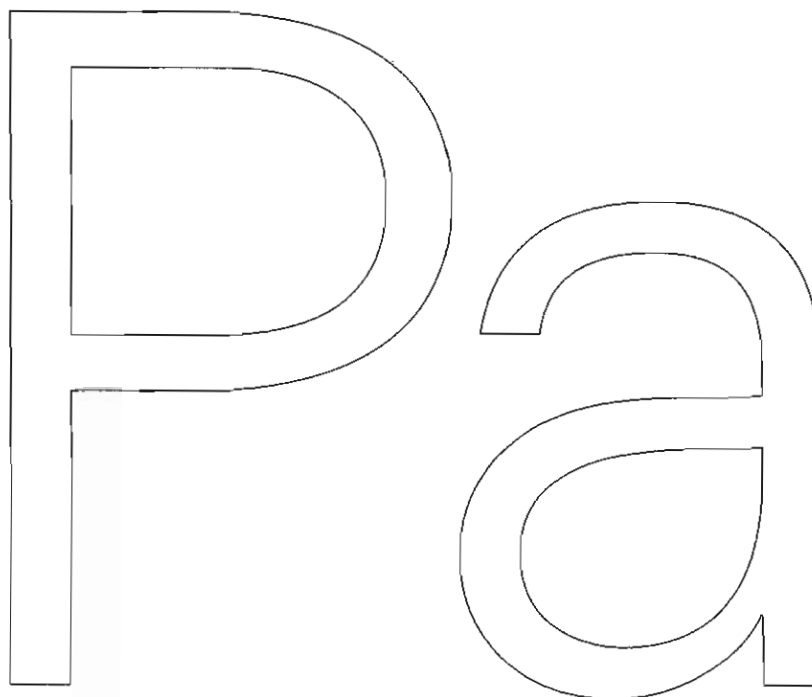


Plaque signs to be 18" x 36" x 36" aluminum panels painted black; letter/arrow to be computer cut adhesive backed vinyl; colors - white, red, green as shown; plaque signs mount to exterior of parking facility above the ingress/egress on fascia; said mount plaques to garage wall fascia; sign fabricator responsible for engineering of all elements including stud length and diameter; adhesive filers and or any support elements necessary to meet windload and weight requirements; all anchors, fasteners to be concealed from viewer



scale 1/2" = 1'

FRONT VIEW



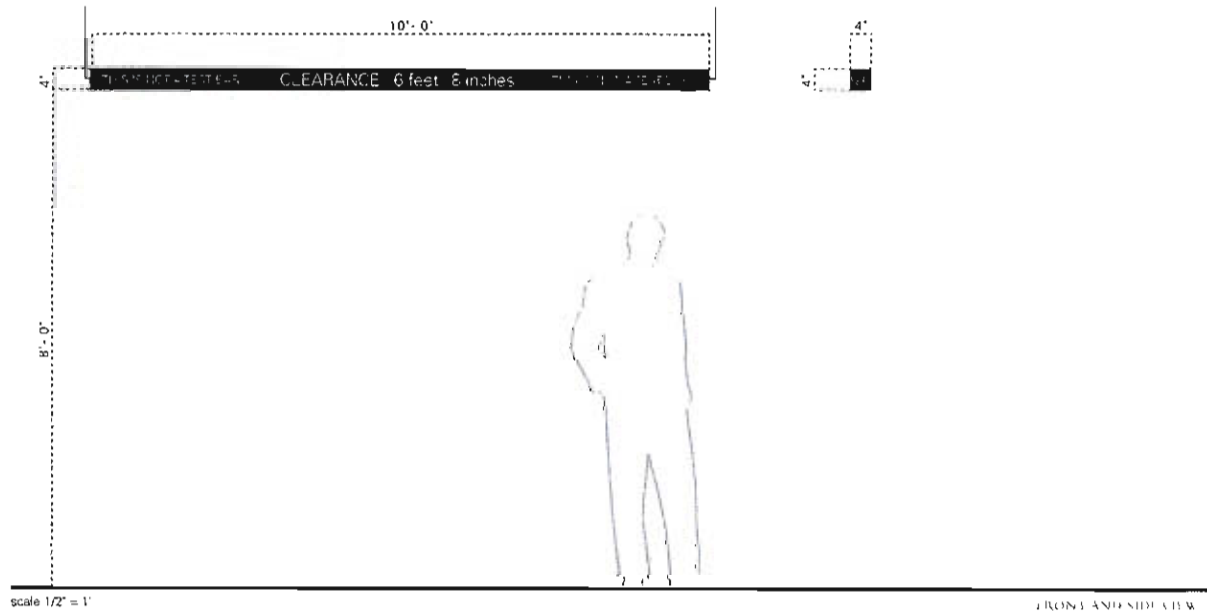
ALUMINUM SIGN 18\"/>

SIGN TYPE
PARKING FACILITY HEIGHT CLEARANCE

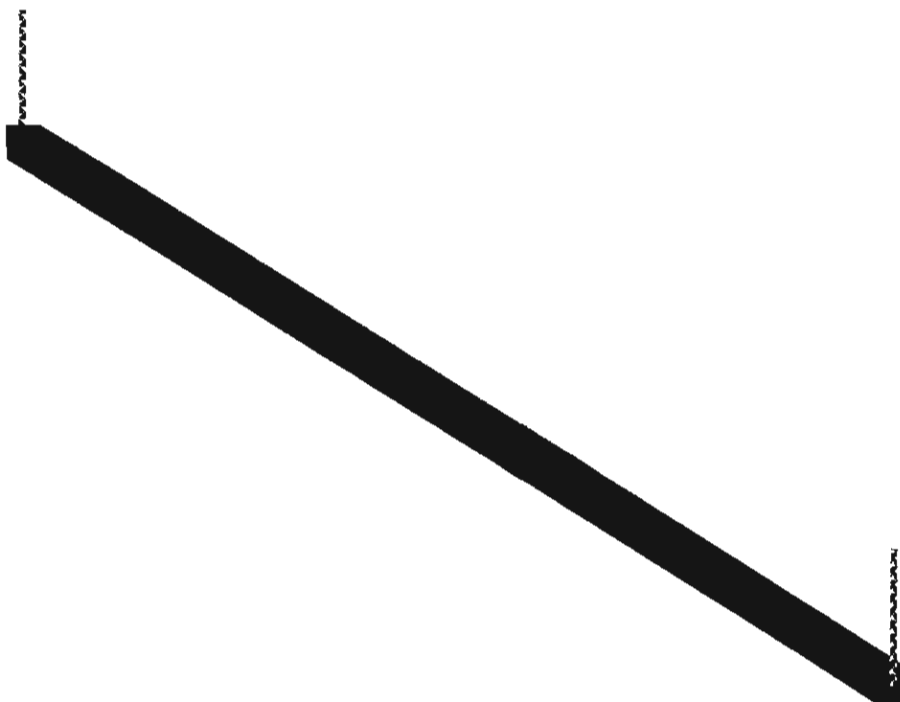
Sign consists of 4" square PVC tube 10' in length; tube to have endcaps; tube to be painted black; tube mounts horizontally to garage entry soffit with black PVC coated chain and appropriate mounting/hanging hardware for weight and length of tube and soffit conditions; letters to be computer cut adhesive backed vinyl, colors white and sunflower yellow; sign fabricator is responsible for engineering of all elements including anchors, fasteners and filler adhesives as required for weight and wind load conditions and condition of entry soffit

THANKS TO P. 10.156

PLAN VIEW

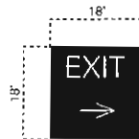


ANCON VIEW



Column sign consists of painted Sintra panels that are positioned to "wrap around" garage columns; sides of columns vary; sign fabricator to field measure all column conditions prior to submitting shop drawings; each panel ht. should equal column width; letters/numbers to be computer cut adhesive backed vinyl, color white

Plaque signs to be 1/4" x 18" x 18" Sintra (black) panels painted black; letters to be computer cut adhesive backed vinyl; plaque signs mount to garage walls or columns; sign fabricator to be responsible for engineering of all fastening elements; fasteners to be invisible to viewer;



scale 1/2" = 1'

© 2002 CityPlace, Inc.



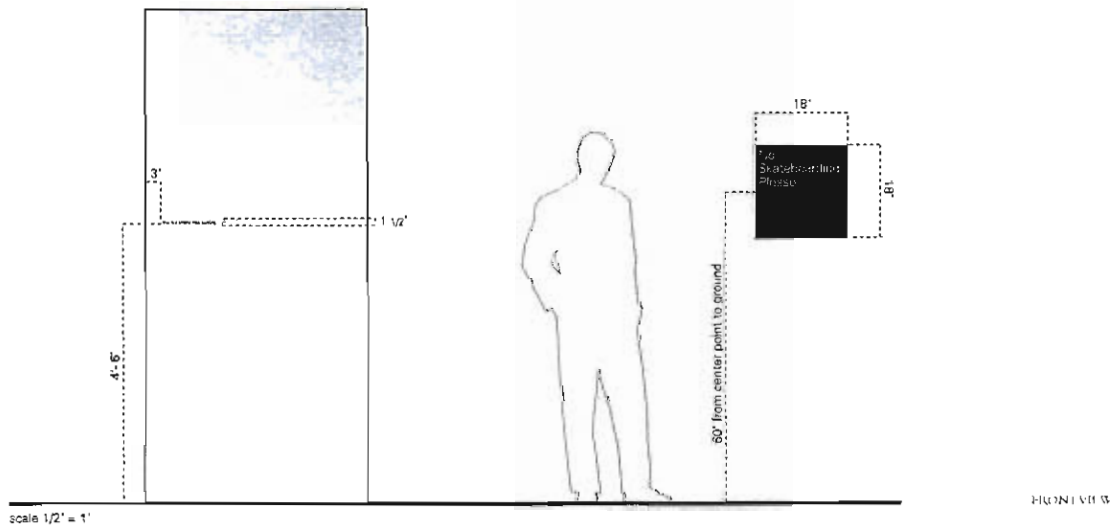
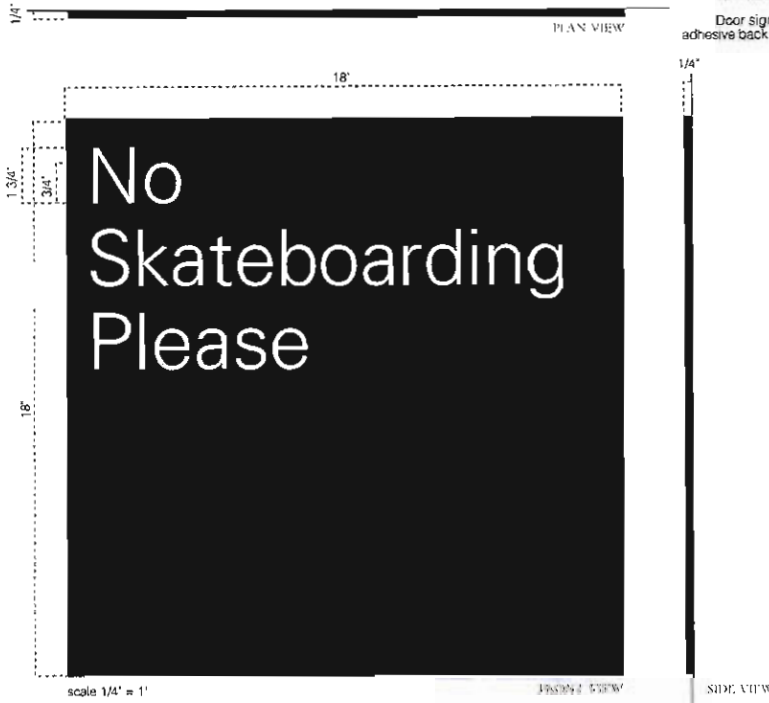
ALL RIGHTS RESERVED

Rohmann Leavitt Inc.
Signage Master Plan, June 2002
5.20

Plaque sign consists of 1/8" thick x 18" x 16" painted aluminum panel, color black; letters to be computer cut, adhesive back vinyl, color white; sign fabricator to be responsible for engineering of all elements; all fasteners to be invisible to viewer;

DESCRIPTION

Door sign consists of computer cut adhesive back vinyl letters outside on face of glass, color white



This is a smoke free

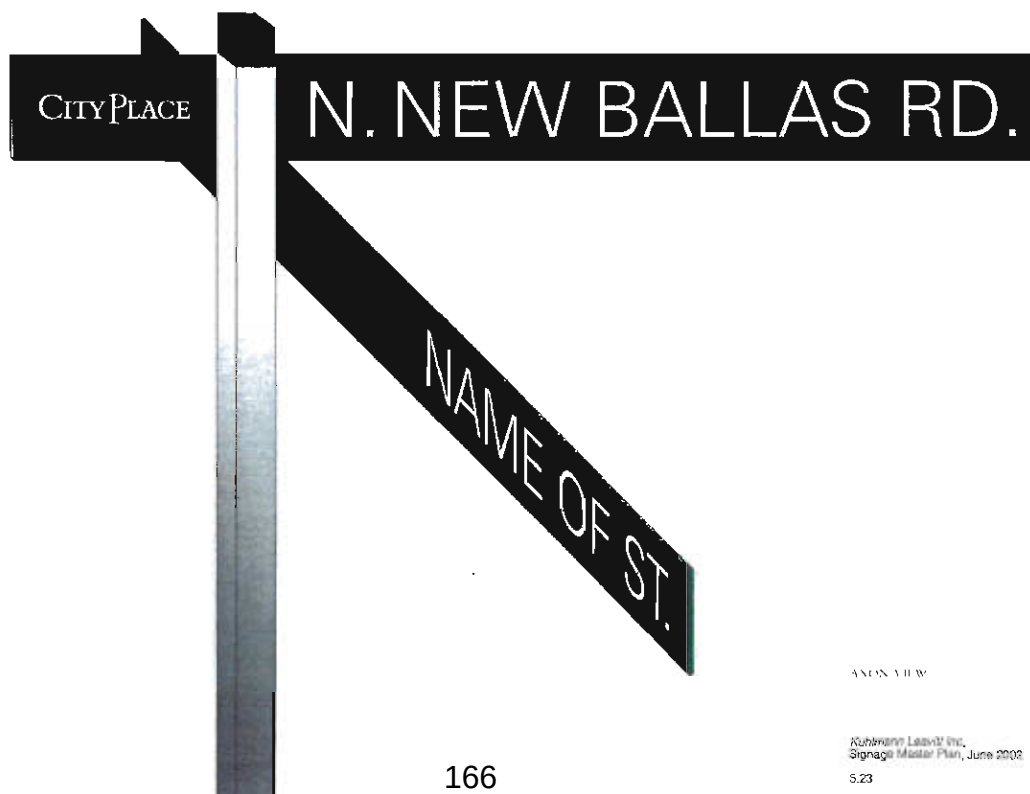
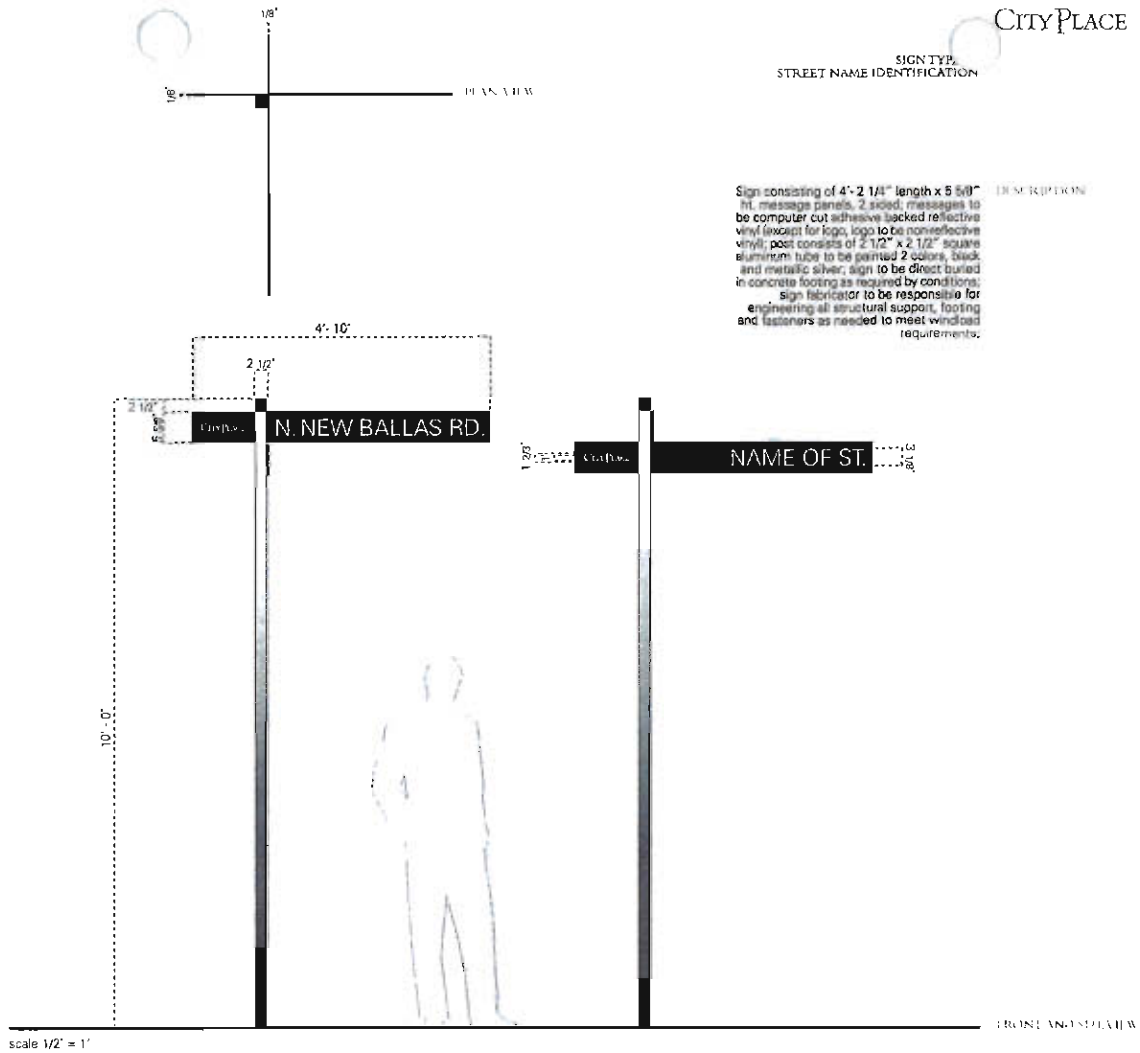
ACTUAL SIZE OF TYPE



SIGN TYPE
STREET NAME IDENTIFICATION

Sign consisting of 4'-2 1/4" length x 5 5/8" ht. message panels, 2 sided, messages to be computer cut adhesive backed reflective vinyl (except for logo, logo to be nonreflective vinyl); post consists of 2 1/2" x 2 1/2" square aluminum tube to be painted 2 colors, black and metallic silver; sign to be direct buried in concrete footing as required by conditions; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements.

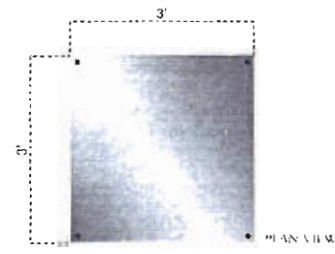
DESCRIPTION





Sign consists of 3'-0" x 3'-0" x 3'-0" cube, fabricated with 1/8" thk. aluminum; cube mounts onto a 2" visible int. concrete base/footing; sign fabricator to be responsible for all internal structural support; substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer; Sign front and back graphics to be silk-screened, color black; cube insert graphics to be large format digitally out-put posters that slide between a Sintra backing substrate material and 1/4" thick tempered clear glass front

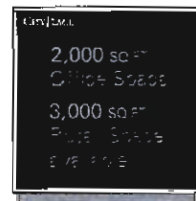
DESCRIPTION



PLAN VIEW

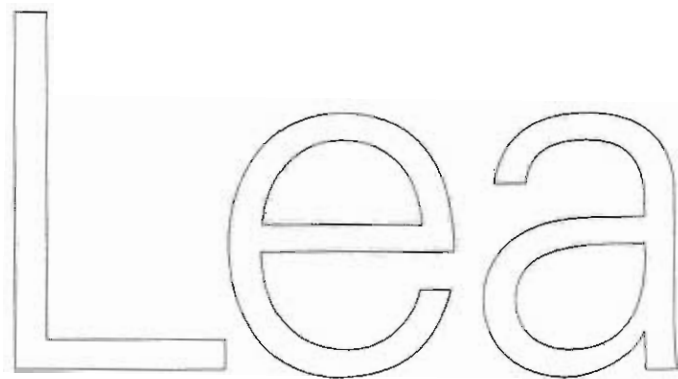


FRONT AND BACK VIEW

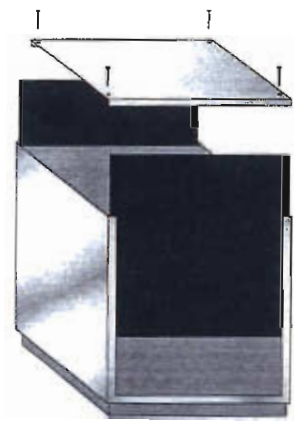
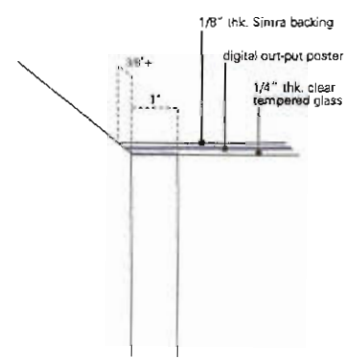


SIDE VIEW (RIGHT)

scale 1/2" = 1'

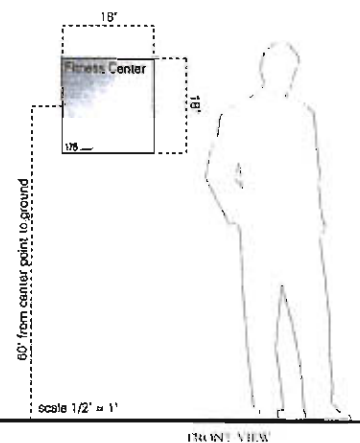
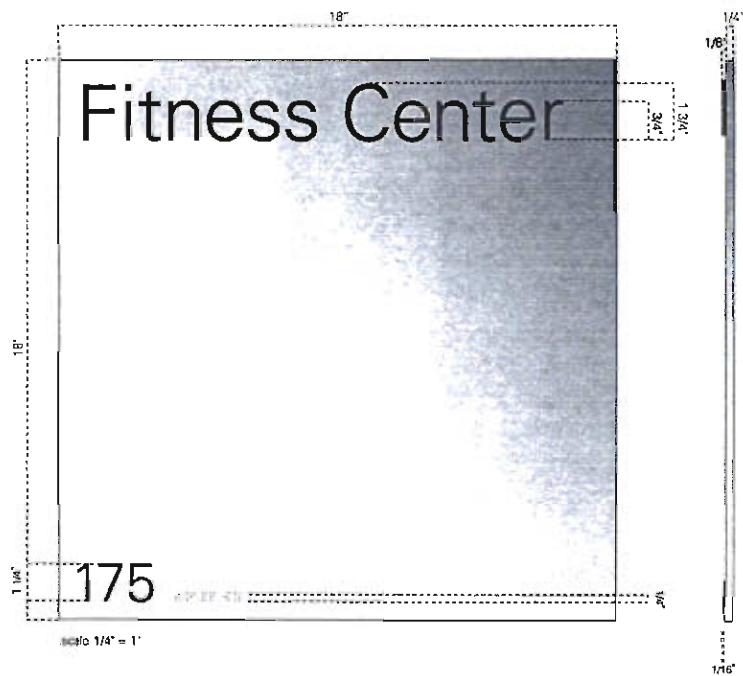


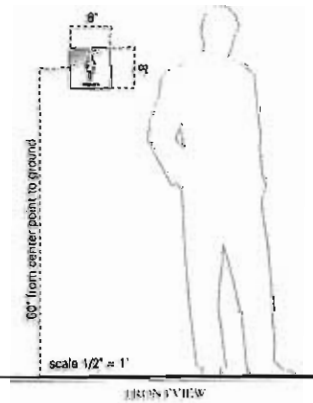
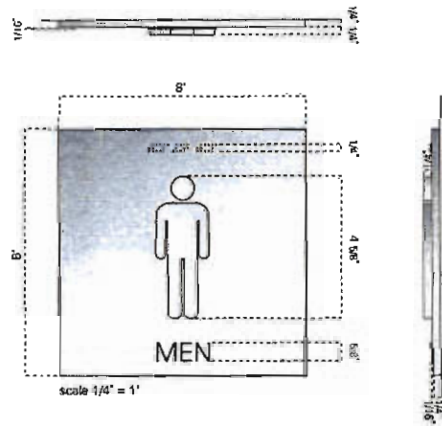
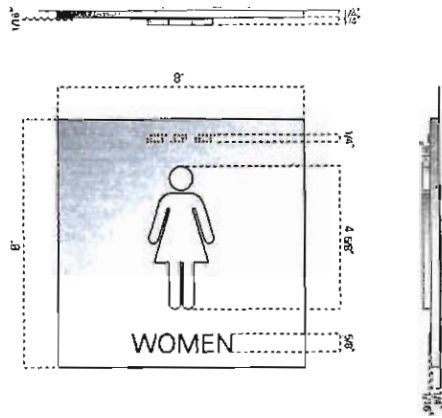
ACTUAL SIZE OF LOGO

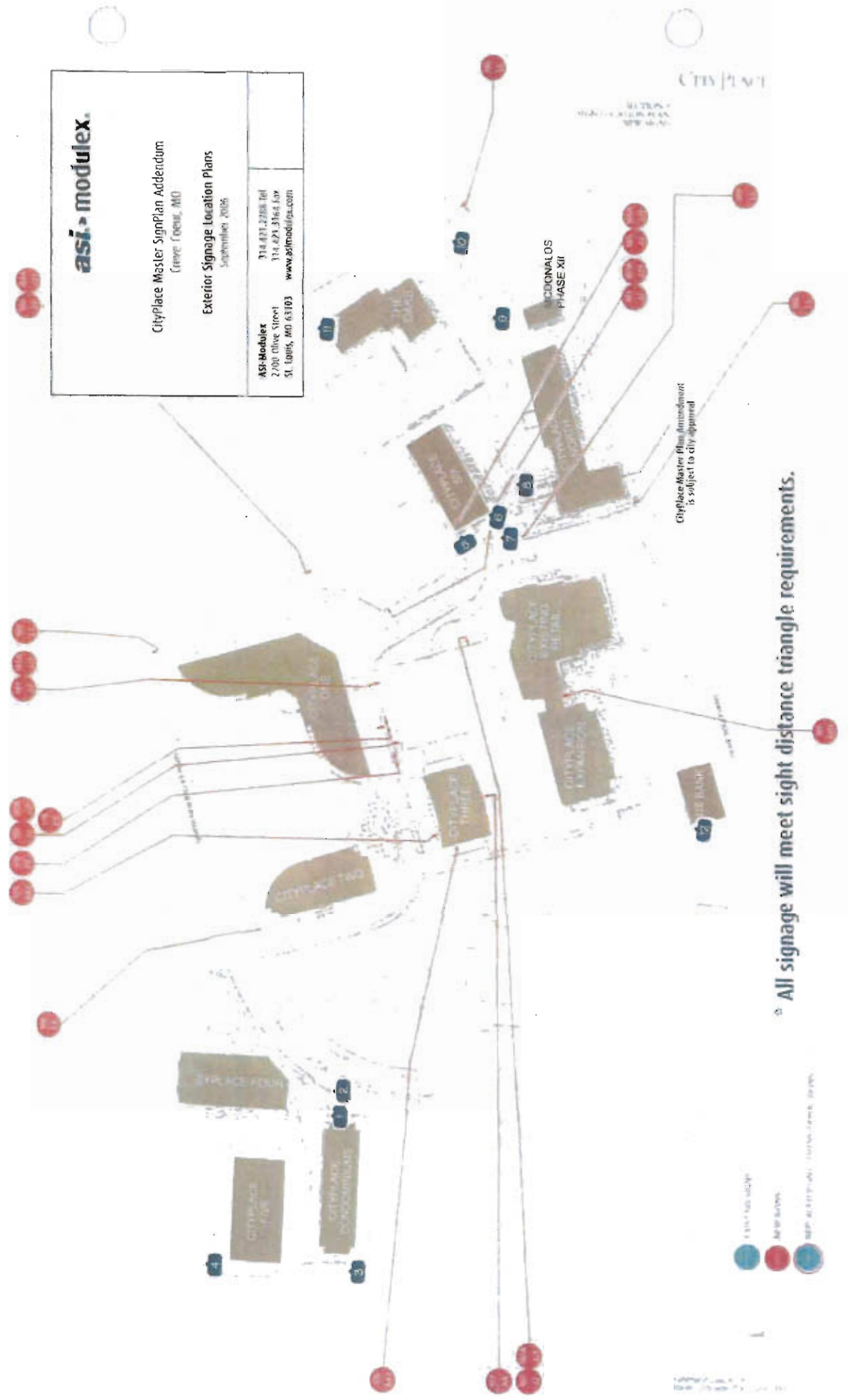


AXON VIEW

DESCRIPTION





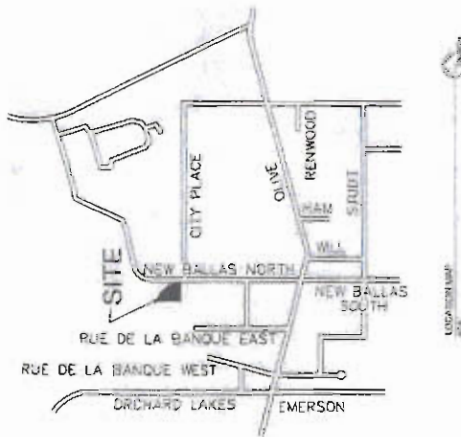


PROJECT TEAM

DEVELOPER:	FOUNTAIN CONSULTANT	ARCHITECT:	CIVIL ENGINEER	STRUCTURAL ENGINEER
THE KORMAN GROUP 100 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	INTERIM CONSULTANTS 100 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	ALFRED AND SONS 100 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	ALFRED AND SONS 100 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	ALFRED AND SONS 100 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000

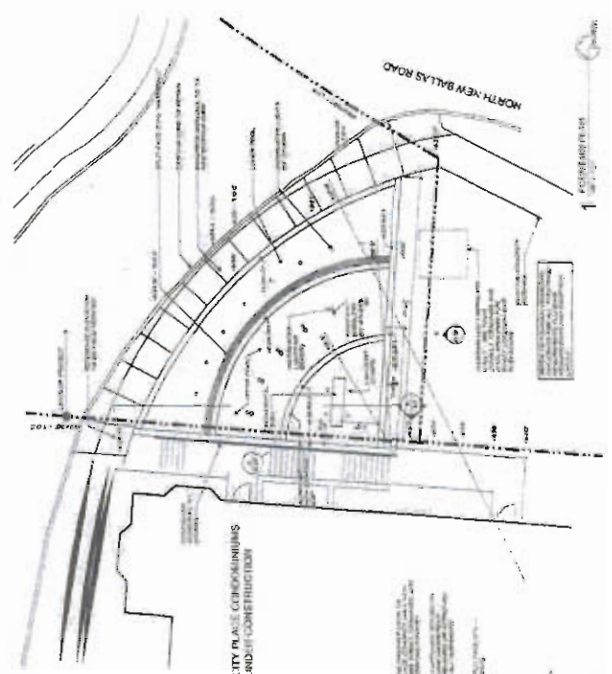
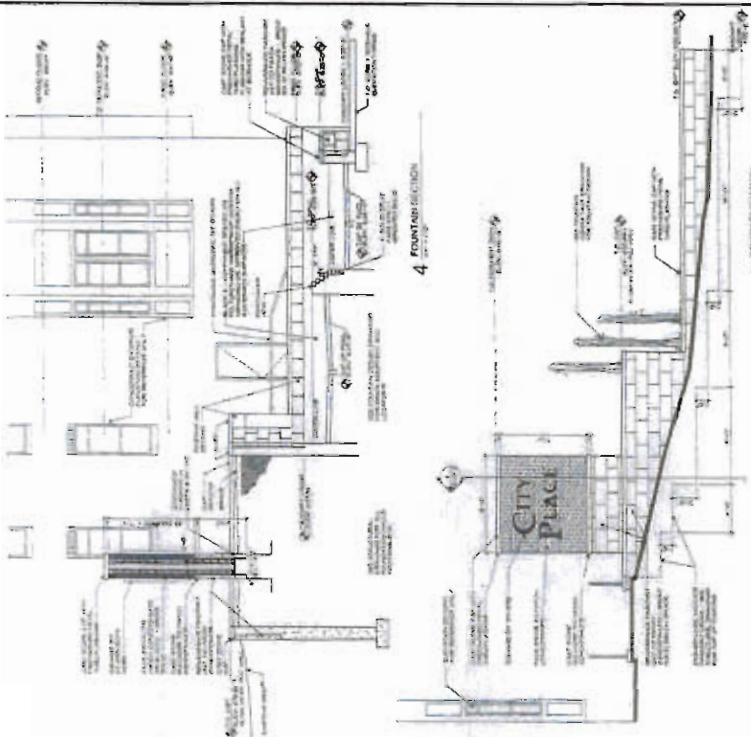


ARCHITECTURAL RENDERING (LOOKING SOUTH) OF NORTH NEW BALLAS RIVER AND CONDOMINIUMS (UNDER CONSTRUCTION)



LOCATION MAP

- NOTES:**
1. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 2. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 3. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 4. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 5. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 6. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 7. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 8. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 9. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 10. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.
 11. The City Place Condominiums are located on the south side of the intersection of New Ballas North and New Ballas South, between Olive and Renwood.





Complete Sign & Lighting

PIROSSIGNS
INCORPORATED

1001 W. 10th St.
Los Angeles, CA 90057
PH: 323-464-0200
FAX: 323-464-9999
WWW.PIROSSIGNS.COM
SIGNAGE, LIGHTING & VIDEO

PROJECT CHANNEL LETTER WALL SIGN
CUSTOMER TKS / SMURFIT STONE
JOB LOCATION CITYPLACE 6

CONTACT PH
DESIGNED BY S WYNN
DATE 19 OCT 01

JULIE PANAGIOTIS
PREPARED BY BRAND
DATE 19 OCT 01

SAVED AS SMURFIT
SCALE NOTED
PAGES 2 OF 2
REVISION 23 OCT 01

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☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT



42'-5.5"

SMURFIT-STONE

Channel Letter Wall Sign

SCALE: 1/4"=1'

ONE SET STANDARD CONSTRUCTION SELF CONTAINED NEON ILLUMINATED INDIVIDUAL CHANNEL LETTER SIGN FLUSH MOUNTED TO BRICK FASCIA.

OPTION 1:
FACES ARE .187" WHITE ACRYLIC.
COPY COVERED W/ PERFORATED BLACK VINYL TO ILLUMINATE WHITE AT NIGHT.

OPTION 2:
WHITE FACES / NO VINYL DECORATION.

TRIM CAP IS METALLIC SILVER.
RETURNS ARE METALLIC SILVER.

TRANSFORMERS WILL BE MOUNTED INSIDE LETTERS.

SIGN WILL BE UL LISTED.

Complete Sign & Lighting

PIROSSIGNS
INCORPORATED

1000 W. 10th St.
Bismarck, ND 58101
PH: 701-223-4200
FAX: 701-223-4200
WWW.PIROSSIGNS.COM
CRAFTED IN THE USA

PROJECT: CHANNEL LETTER WALL SIGN
CUSTOMER: TKG / SMURFIT-STONE
JOB LOCATION: CITYPLACE 6

CONTACT: JILL PANGLOS
PM: RIMMER / BRAND
DRAWN BY: S WYNN
DATE: 10/01/09

SHEET AS: SMURFIT
SCALE: NOTED
PAGES: 1 OF 2
REVISION: 230CT06

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☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT

Proposed Smurfit Stone Signage - Sign Type 5



Proposed CityPlace 6 Signage - Sign Type 6

Sign Type 5
Building ID Letters
 - Fabricated face-lit
 Letters
 - internally illuminated
 - signage area not to exceed
 600 sq.ft.

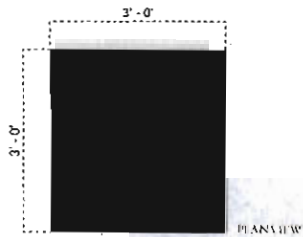
Sign Type 6
Building ID Letters
 - Fabricated Letters
 - non-illuminated
 - signage area not to exceed
 300 sq.ft.

Client	The Koman Group
Project	CityPlace 6
Date	9/25/06
Revised	
Drawn By	mjc

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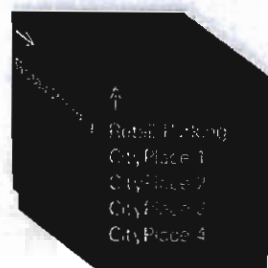
SIGN TYPE EE
NEW SITE DIRECTIONAL
Eventually will replace all Sign Type E directional

DESCRIPTION
Sign consisting of 3' - 0" x 3' - 0" x 3' - 0" cube fabricated from 1/8" thk. aluminum; cube to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; logo to be non-reflective vinyl; cube to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer



City

ACTUAL SIZE OF TYPE



AXON VIEW

Sign Type 3

Primary Site Directional

- no illumination
- match existing signage materials & Construction
- signage not to exceed 10 sq.ft. per side
- monolithic



Client: The Koman Group

Project: CityPlace 6

Date: 9/25/06

Revised:

Scale:

Drawn by: mjc

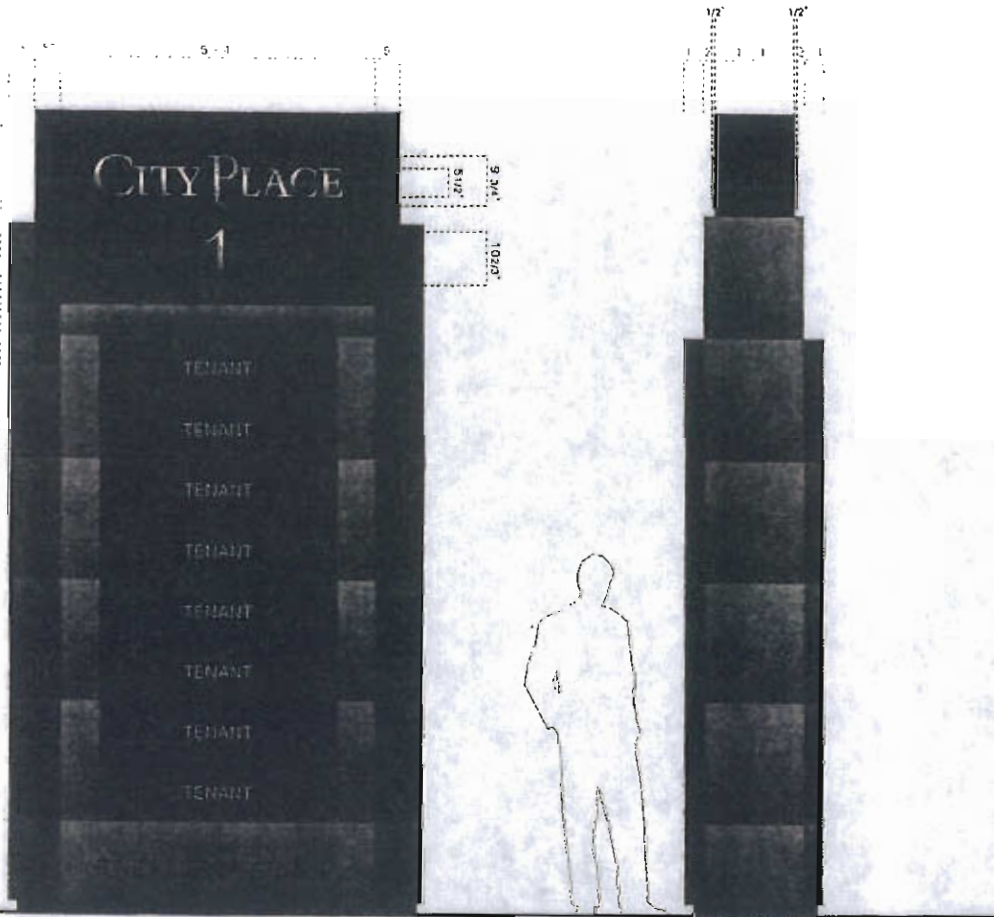
Designs, drawings, presentations, renderings, or instruments of this proposal will remain the property of ASI Modules unless the project for which they were made is executed in full. They are not to be used by the client or any other company on this or other projects except by agreement with ASI Modules.

SIGN TYPE F #166 and #74
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type FF2
(see following page of this document)



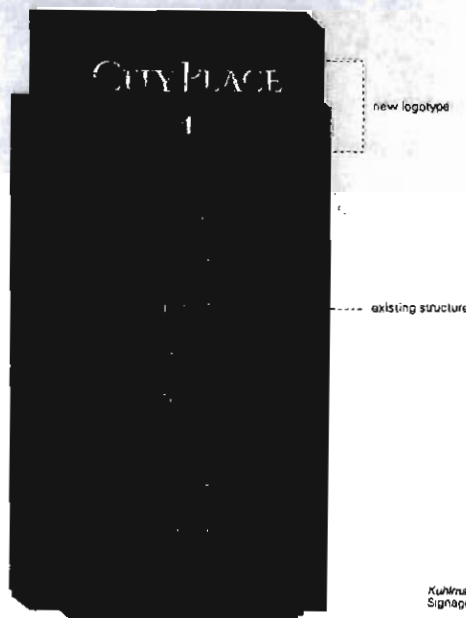
Existing building monument signs, remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9 3/4" ht, numerals to be 1/2" thick x 10 2/3" ht, stainless steel, #4 brushed finish, stud mount logotype and numeral flush to monument face as shown below; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible;

DESCRIPTION



scale 1/2" = 1' FRONT AND BACK VIEW

SIDE VIEW (PROFILE)



Brad Sandler | Consultant

brad.sandler@asimodules.com 314-437-2333 x1
2700 Willow Street 314-421-3164 ext
Sunnyvale, MD 63103 www.asimodules.com

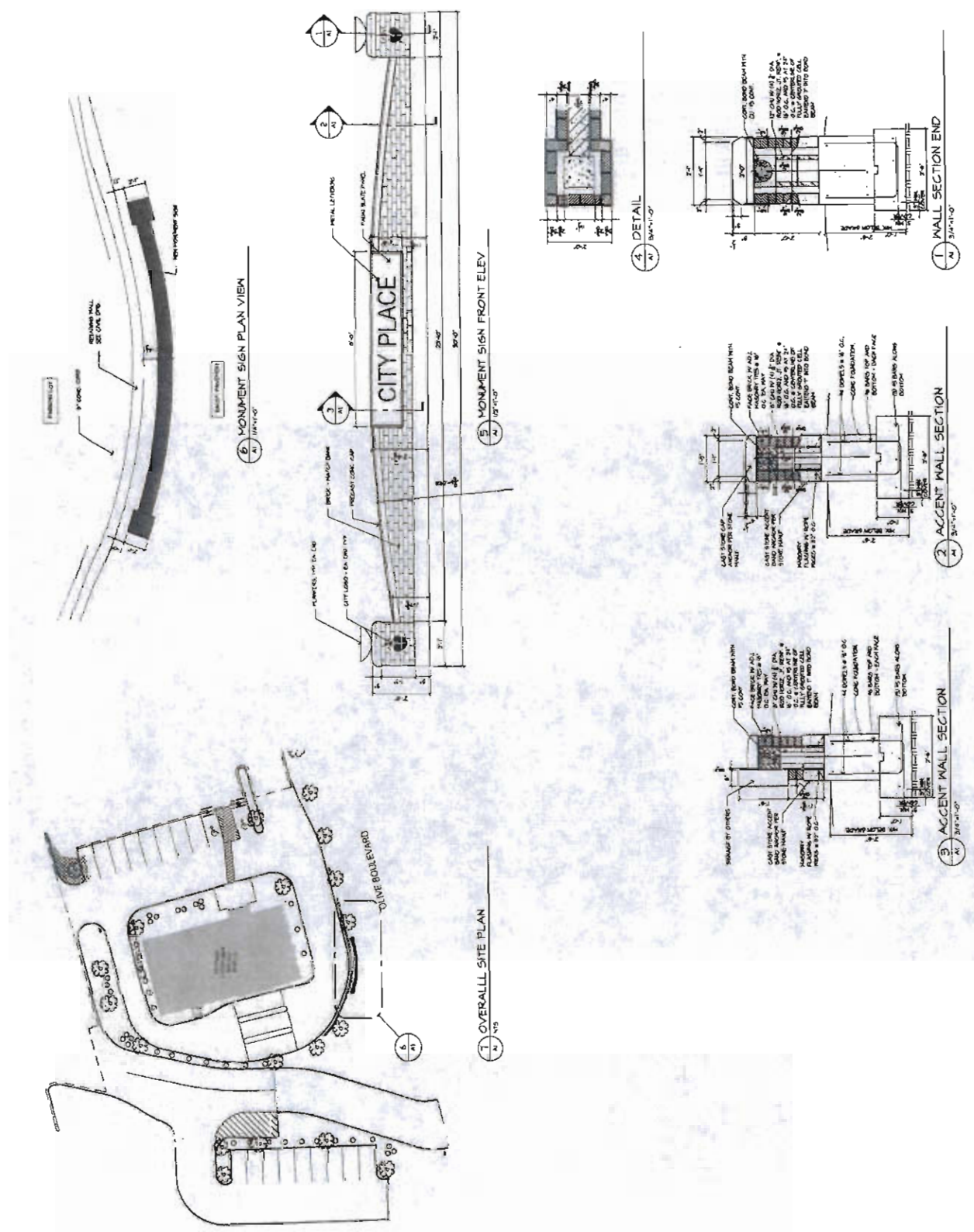
Sign Type 2 Secondary Site ID

- internal illumination
- match existing signage layout & construction
- Materials to match building's brick exterior (granite will not be used)
- signage not to exceed 100 square feet per side
- monolithic

Client: The Koman Group
Project: CityPlace 6
Date: 9/25/06
Reviewed:
Took:
Designed by: mjc

Originals, drawings, photographs & renderings are the property of ASI. ASI will retain the property of ASI Modules whether the project for which they were made is executed or not. They are not to be used by the client or any other company on this or other projects except by agreement with ASI. ASI is not responsible for participation in ASI Modules.







Monument Sign

SCALE 1"=1'

DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT

CABINET IS CONSTRUCTED FROM ALUMINUM, PAINTED DARK BRONZE AND ILLUMINATED BY FLUORESCENT TUBES.

FACES ARE EMBOSSED ACRYLIC STANDARD MCDONALD'S RED AND YELLOW COLORS.

PROPOSED BRICK BASE BY OTHERS.

SIGN BOLTED TO BASE BY FOUR STUDS SET IN BASE.

FOOTING PER ENGINEER SPECS.

SIGN IS U.L. LISTED.

PiROs SIGNS
 SIGNAGE & GRAPHICS
 638-464-0200 FAX 404-9990

PROJECT: MONUMENT SIGN
 CLIENT: MCDONALD'S
 JOB LOCATION: ZUMBEHL

DESIGNER: JOE PHILLIPS
 DATE: 3-04-04

DATE: 3-04-04

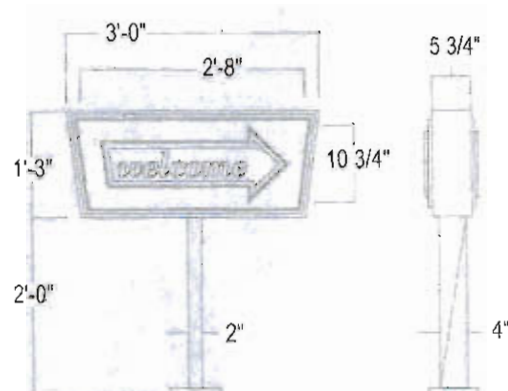
DATE: 3-04-04

DATE: 3-04-04

DATE: 3-04-04

DATE: 3-04-04





SPECIFICATIONS:

LAMPING: (2) F30T12/CW/HO
 BALLAST: (1) Magnetek 256-243-600
 LOAD: .83 Amps
 CIRCUIT: (1) 20 Amp
 SQ. FT.: ACTUAL (3.52)
 BOXED (3.75)

• Custom copy also available



90-5 DIRECTIONAL SIGN

ImagePoint

CityPlace Master Plan Addendum

Exterior Signage Message Schedule

asi - modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

314-421-2288 Tel
314-421-3164 Fax
www.asimodulx.com

PRINTED Nov 2, 2006

PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			1	1	CityPlace Condominiums		Primary Site ID Monument integrated into Fountain Materials to match building's brick exterior(granite will not be used)
			2	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			3	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			4	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

314-421-2288 Tel
314-421-3164 Fax
www.asimodulx.com

PRINTED Nov 2, 2006

PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			5	5	SMURFIT STONE		Primary Building ID Illuminated Manufactured Channel Letters 4' 3 1/2" Letters mounted to west side of building between 9th & 10th floor
			6	6	CityPlace 6		Secondary Building ID Cut metal Letters, non-illuminated
			7	2	CityPlace 6		Secondary Site ID Internally Illuminated Materials to match building's brick exterior(granite will not be used)
			8	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel

CityPlace 6 Addendum

Exterior Signage Message Schedule

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2200 Olive Street
Saint Louis, MO 63103

314-421-2288 Tel
314-421-3164 Fax
www.asimodullex.com

PRINTED Nov 2, 2006

PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			9	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			10	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			11	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

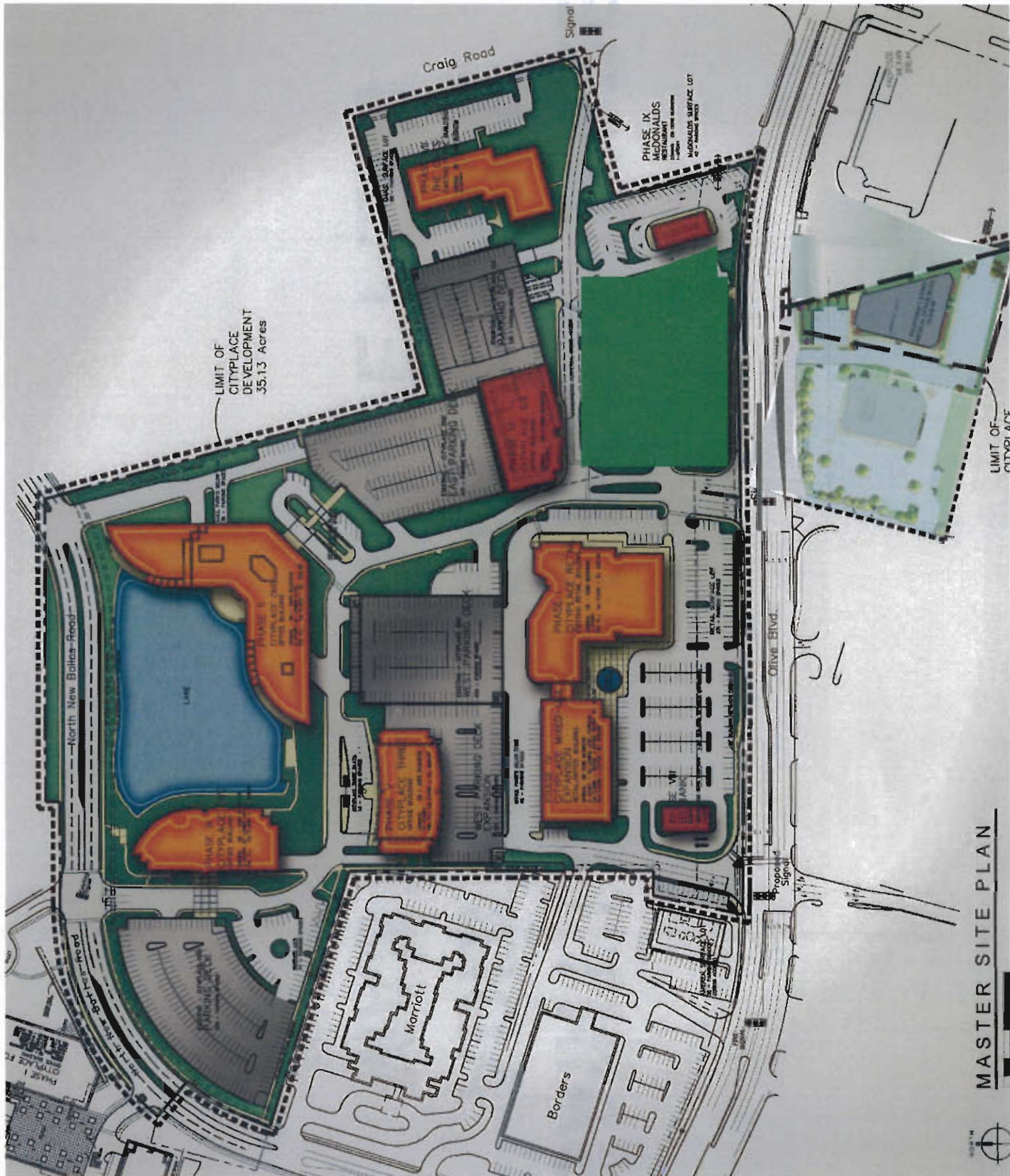
314-421-2288 Tel
314-421-3164 Fax
www.asimodulex.com

PRINTED Nov 2, 2006

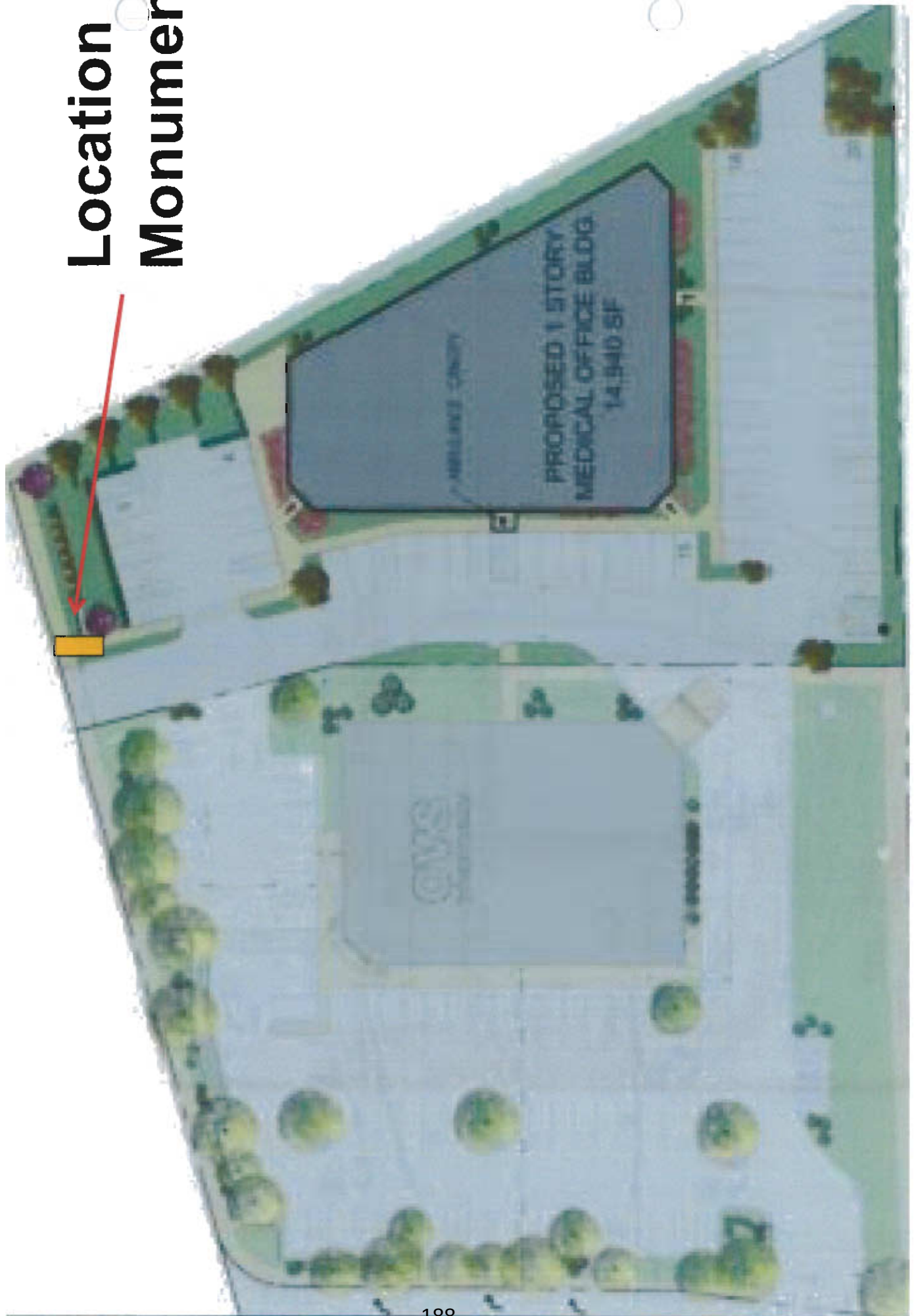
PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			12	2	US Bank		Secondary Site Directional & Campus ID Internally Illuminated Materials to match building's brick exterior(granite wil not be used)
			13		Building signage for US Bank, CityPlace North, and CityPlace 7 will follow Section 26-104.2 of the city's sign regulations. ----- CityPlace North and CityPlace 7 will be provided a Secondary Site ID - Sign Type 2.		

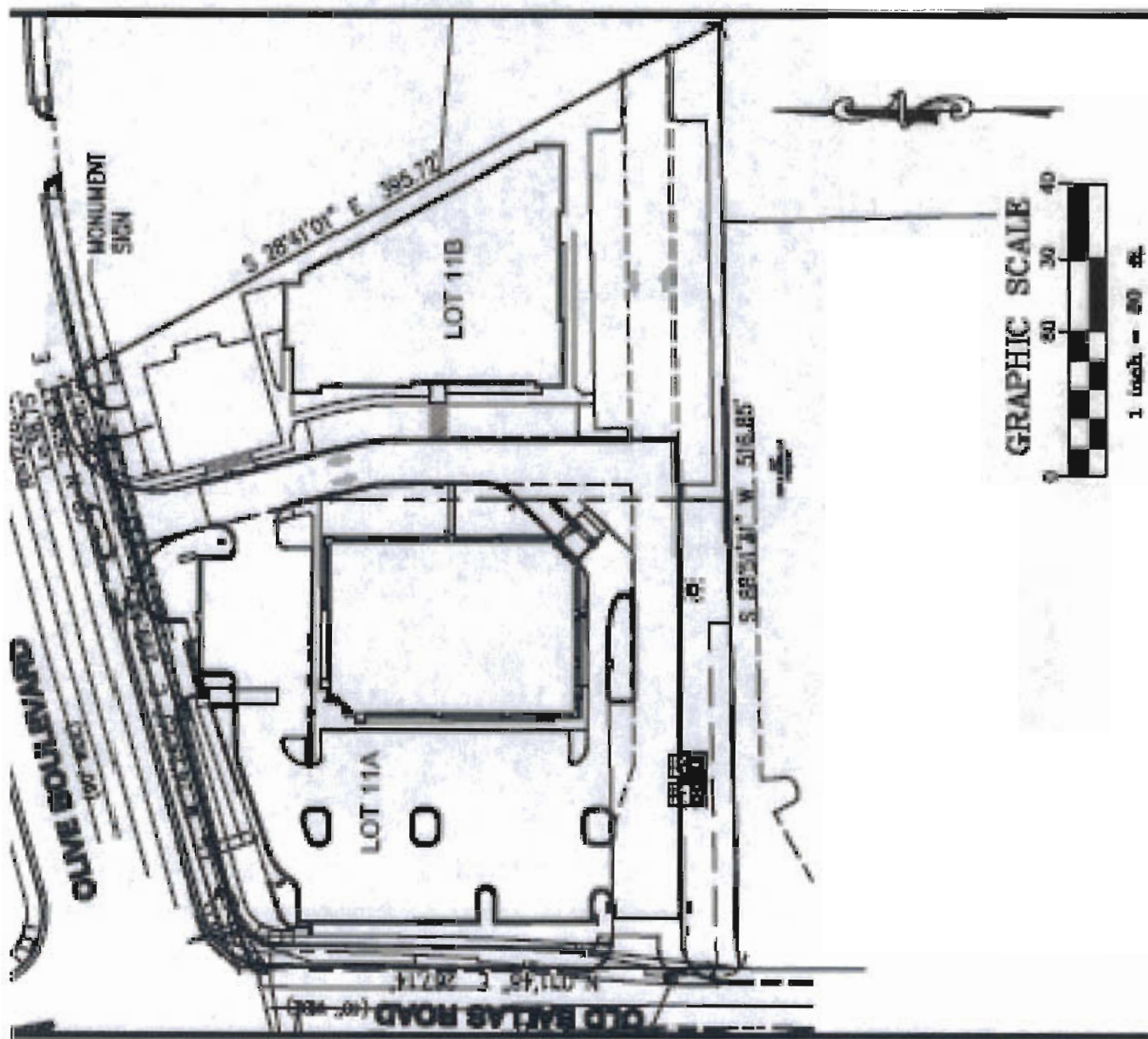
SAINT LUKE'S URGENT CARE ADDITION TO CITYPLACE MASTER SIGNAGE PLAN

CITYPLACE MASTER SITE PLAN



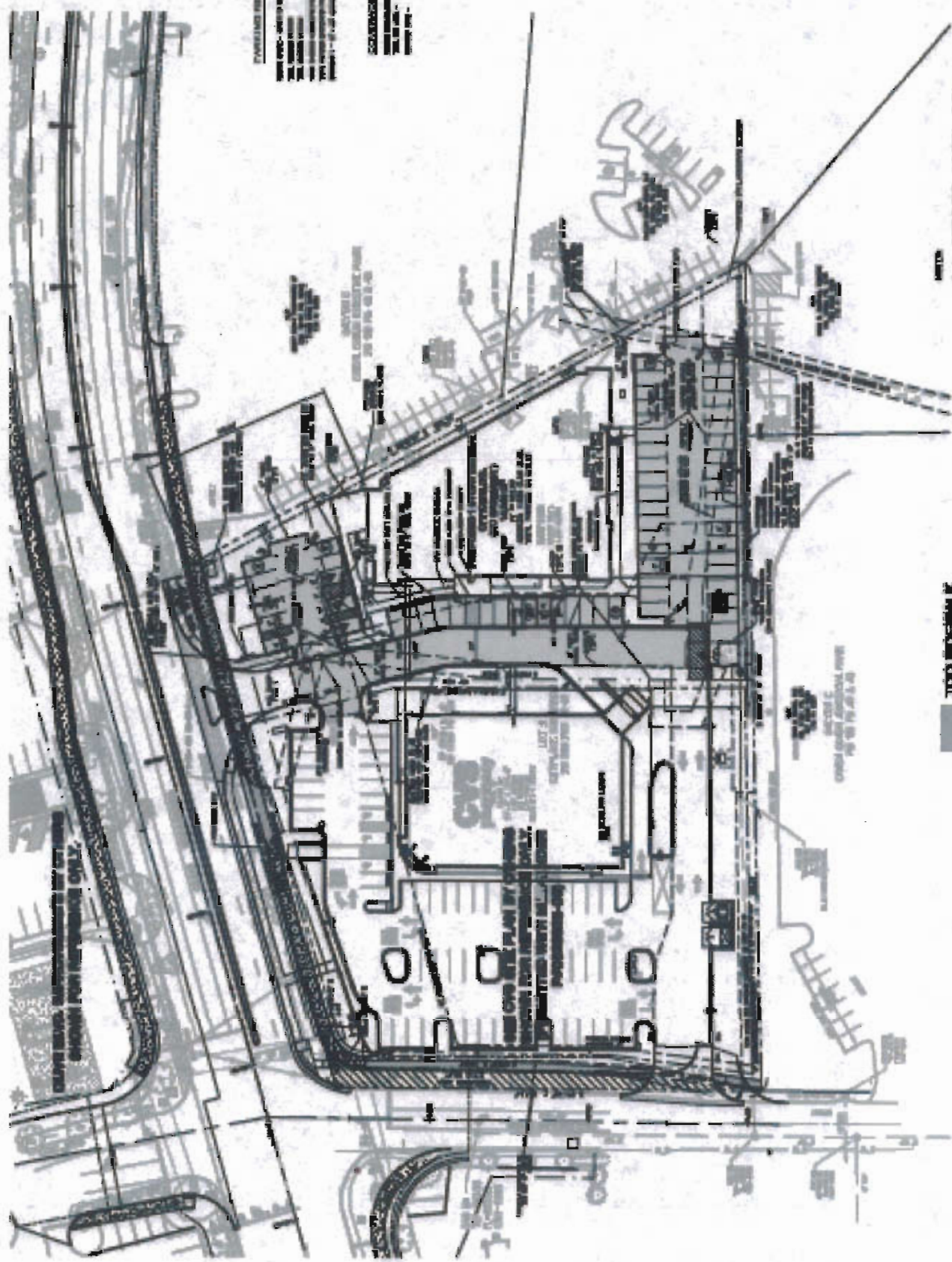
Location of
Monument





LOT 11A & 11B OF CITYPLACE SUBDIVISION, BEING PART OF
SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.

SIGN LOCATION



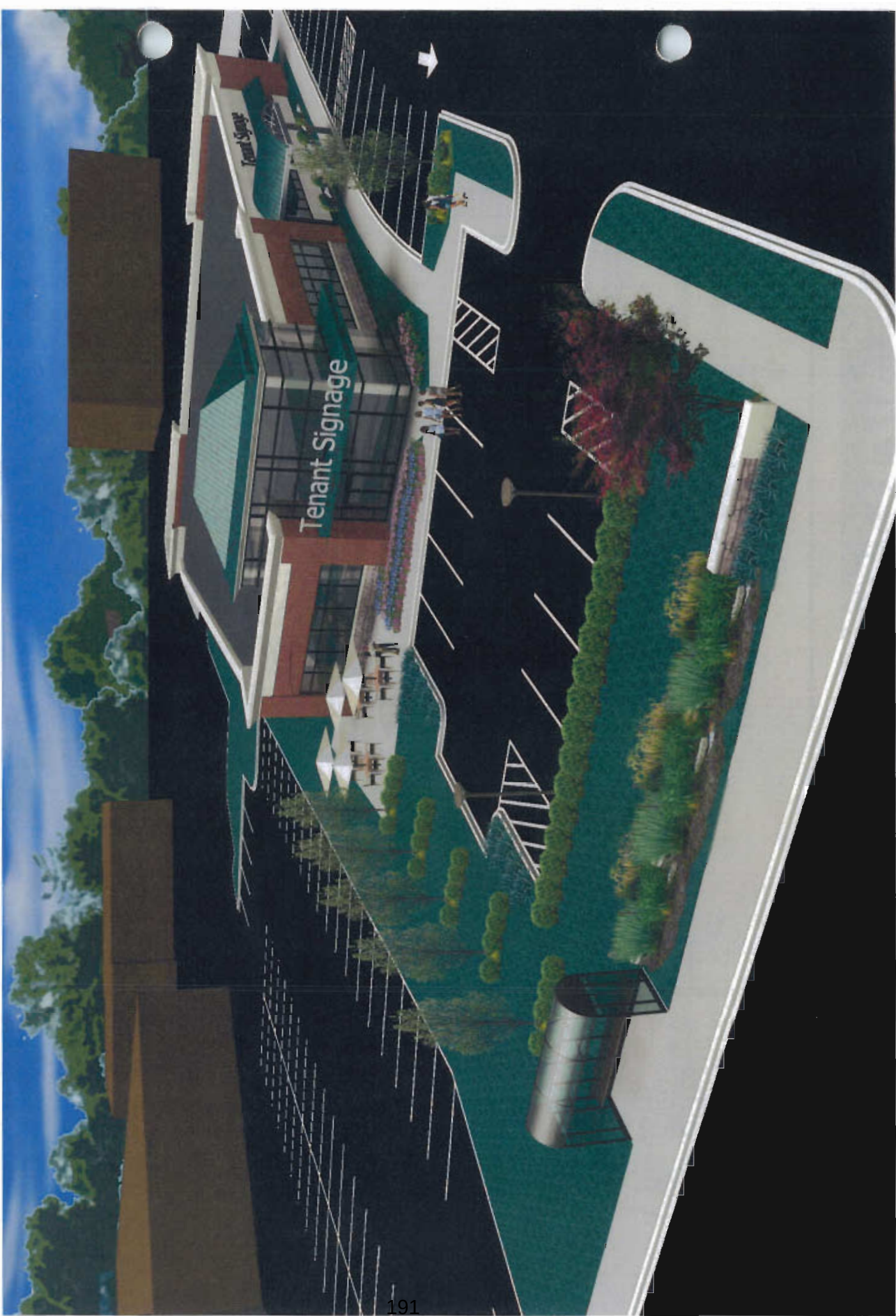
EXISTING SIDEWALK

PROPOSED ASPHALT PAVEMENT

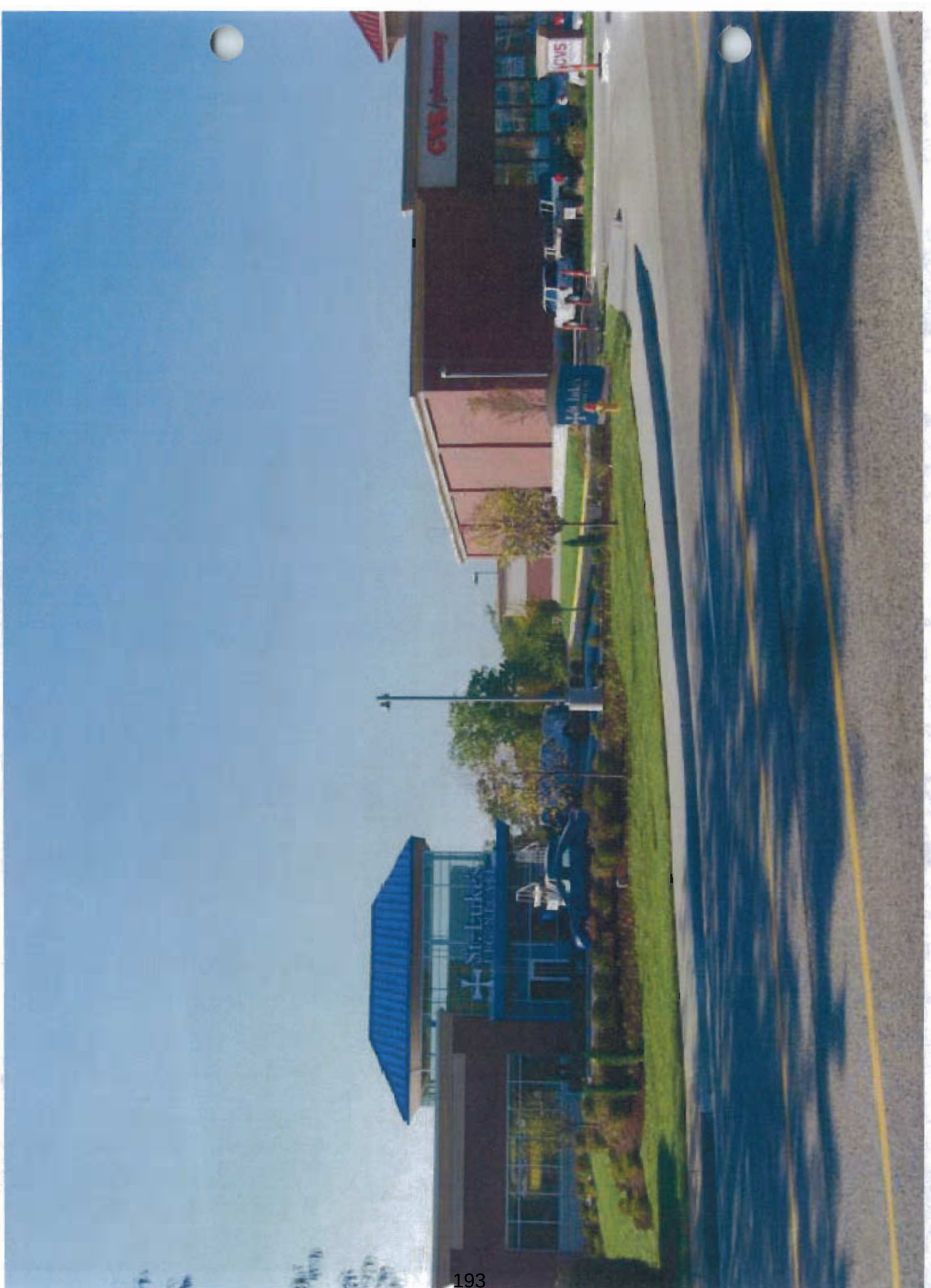
NOTES

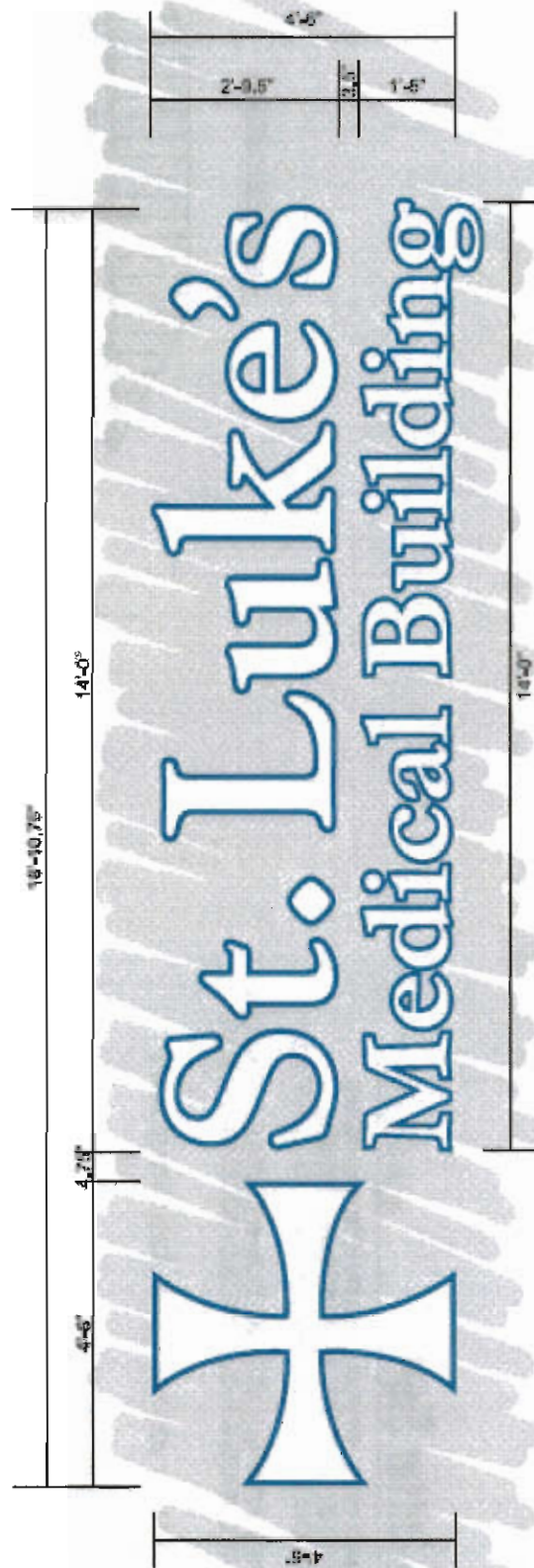
1. ALL SHOWN INCLUDING A SURVEYOR'S PLAN. A 1/4\"/>

P & Z KENDLERING









Channel Letter Sign

SCALE: 1/2"=1'

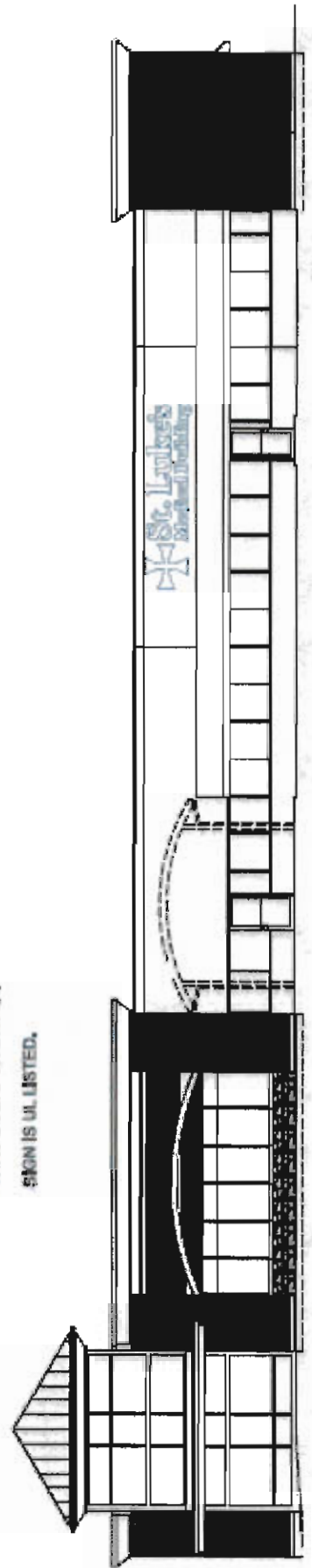
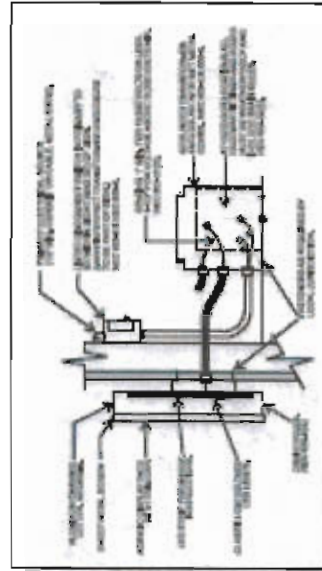
ONE SET STANDARD ALUM. CONSTRUCTION INDIVIDUALLY FORMED LED ILLUMINATED FLUSH MOUNT CHANNEL LETTERS.

ALL FACES ARE .187" WHITE ACRYLIC W/ 288C BLUE TRANSLUCENT VINYL OVERLAY CREATING 1" OUTLINE. ALL FACES HAVE 1" BLUE TRIM CAP.

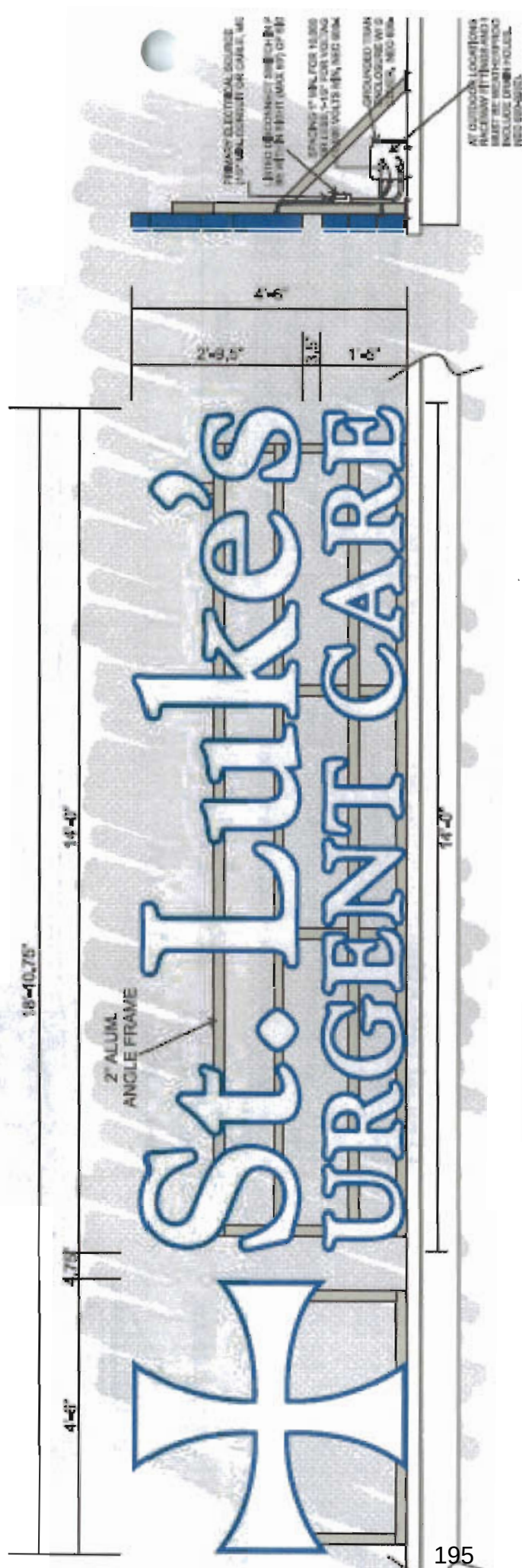
ILLUMINATION BY LOW VOLTAGE WHITE LED'S WITH REMOTE TRANSFORMERS.

ANCHOR TO BUILDING FASCIA BEST WAY PER
CODE VIA FIELD SURVEY, EXPANDABLE ANCHORS IN BRICK OR
THRU BOLTS ON DRYWALL.

SIGN IS UNLISTED.



NOCKHILL ELEVATION









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
#13-042 REZONING OF 10545 OLD OLIVE STREET ROAD TO "PRD"
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT AND SITE
DEVELOPMENT PLAN FOR A 182-UNIT RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: November 18, 2013

SUBJECT PROPERTY LOCATION: 10545 Old Olive Street Road, formerly the Hamilton Christian Church

REQUEST: An application has been submitted for the approval of the rezoning of 8.05 acres from R-3 (former St. Louis County zoning) and "GC" General Commercial to "PRD" Planned Residential Development District. The PRD zoning includes the site development plan for a 182-unit multi-family residential development with a commercial component of 4,600 square feet.

ADDITIONAL INFORMATION: The revised site plan drawings include the addition of a median on Old Olive Street Road to address comments from the Traffic Study, making the southernmost access drive a right in/right out only, provision of a pedestrian crossing to the Pavilion Drive, and the addition of a new bus shelter on the frontage. Internal site changes include the relocation of a carriage house, and several canopy parking locations, and the inclusion of a pet park and walking path.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the project meet with the criteria for a Planned Residential Development?

Comp. Plan References

- Commerce Center Action Area

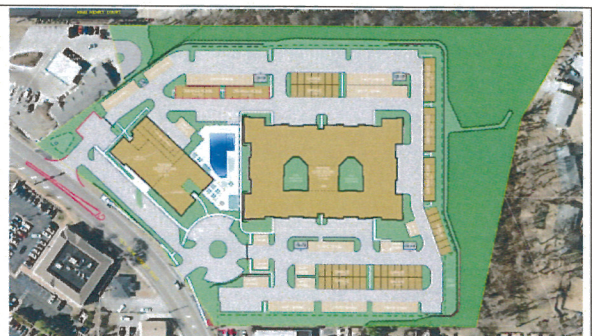
Zoning Code References

- Section 405.390(D)(2):
Planned Residential Development "PRD"

APPLICANT: Brad Goss
SmithAmundsen, LLC
120 S. Central Ave. Suite 700
St. Louis, MO 63105

**PROPERTY OWNERS
UNDER CONTRACT:**

Terra West, LLC
5091 Baumgartner Road
St. Louis, MO 63129



REPORT PREPARED BY:

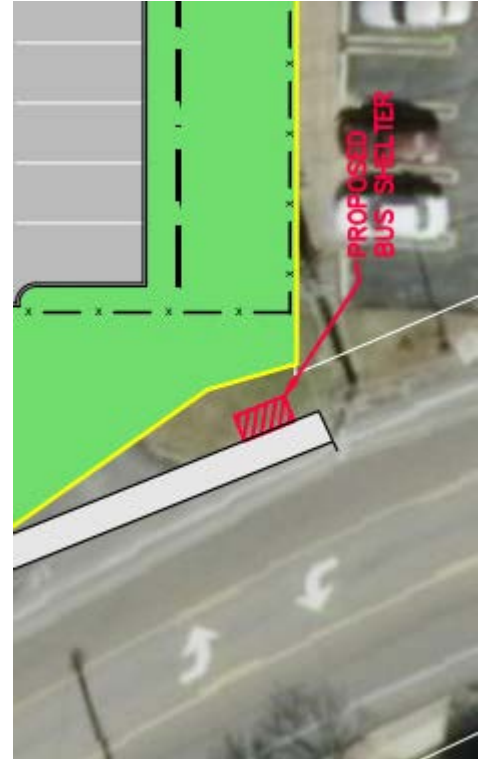
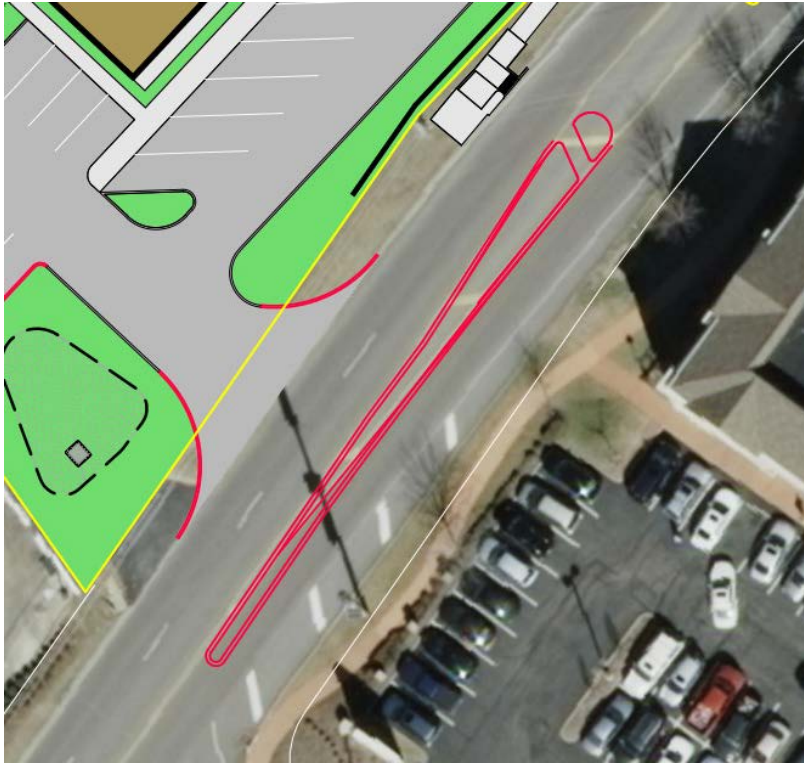
Whitney Kelly
Whitney Kelly, AICP, City Planner

11/15/2013
Date

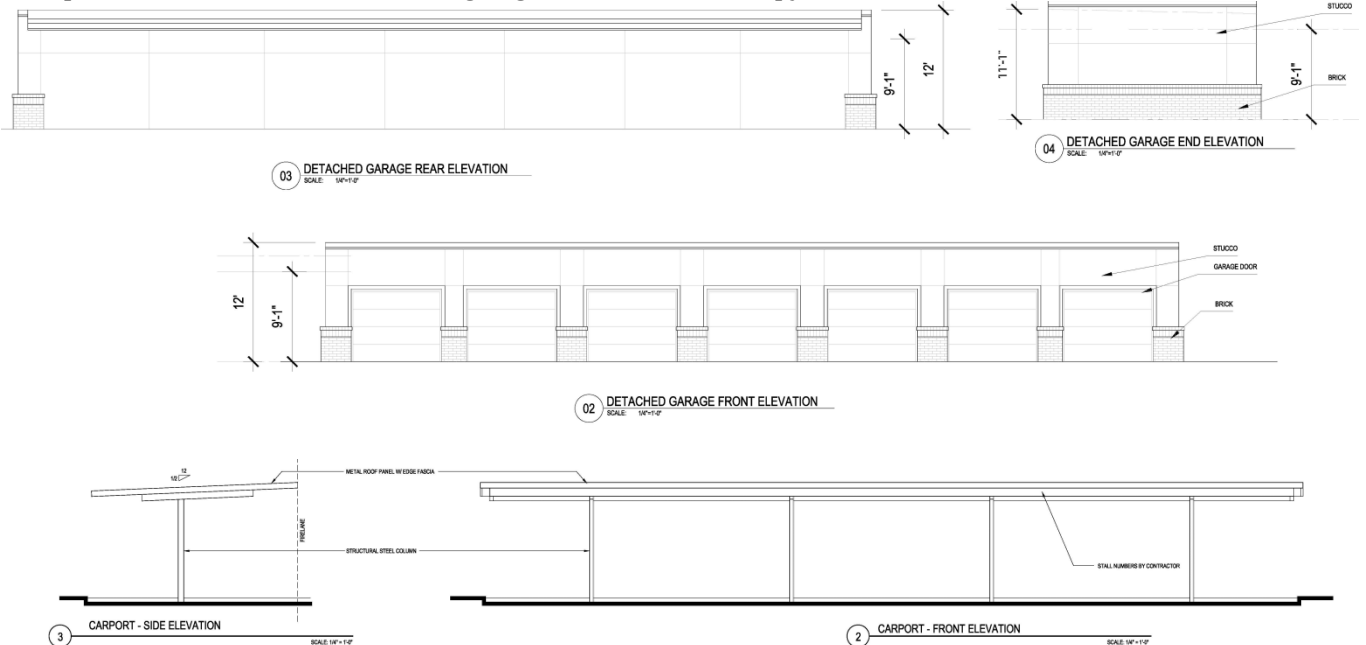
ATTACHMENTS: Revised drawings submitted November 5 and 13, 2013
Traffic Study submitted by CBB
MoDOT comments on Traffic Study
Draft Ordinance

REVISED INFORMATION

The proposed changes to the side include a median in Old Olive Street Road, with a pedestrian connection to the commercial development to the south, and a new bus shelter at the southwest corner of the property. Below are close-ups of the median improvements and the bus shelter area.



Also provided are the elevations of the garage structures and canopy structures:



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 prior staff report addressed most of the Design Criteria. The table below only addresses those items that required further review based on the last staff report.

Design Criteria	Assessment
(8) Balances increased structure densities for the subject property with more cohesive and organized open space.	The proposal places the highest density abutting the commercial corridor and then transitions quickly toward residential. More open concepts have been explored but, in order to maintain the substantial existing tree mass, the density must be increased in the center of the site. Since preservation of the treed area is an important objective, staff must conclude that this criterion is met.
(9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.	The Applicant is providing for new pedestrian pathways throughout the site as well as along Old Olive Street Road, where currently there are no sidewalks. Further, the addition of the median with a pedestrian connection to the commercial development to the south has been included, as well as a new creatively designed bus shelter. However, Staff find that this shelter should be bigger, and no preliminary designs have been submitted. MoDOT has requested that it also be moved further south along Old Olive Street Road to line up with the new pedestrian cross-walk across Old Olive Street Road. With the recently approved “Vanguard” project, the included shelter must receive approval from P&Z prior to the project receiving a final certificate of occupancy. Therefore, Staff has included a similar condition in the draft ordinance for this project. The prior Staff Report indicated that the landscaping for the parking areas need to be more thought out, and the area along Old Olive Street Road needs to be enhanced. Staff has not received a revised Landscape Plan that addresses these concerns although such changes can be handled administratively if so desired by the Commission.
(10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities.	As mentioned above, the proposal is providing new sidewalk facilities along Old Olive Street Road along with pedestrian connections to the Pavilion Shopping Center/Theater. Also as identified above, concerns over the bus shelter design and location will be resolved through a requirement that the shelter receive specific Planning Commission approval before the man development can be occupied. Regarding stormwater control, the project will have to meet with MSD requirements, and the applicant is providing an underground stormwater detention facility, in addition to a water quality feature at the southwest corner of the property. It should be noted that this represents another design choice that further protects the existing tree mass to the north. Additionally, the applicant has included a “nature/walking path” around the perimeter of the development, and relocated the carriage house at the very northeast corner of the property, to provide a new pet park for the residents. However, the nature path would be better suited to a location in the trees that is open to the public in order to be a true nature path. That said, ADA requirements for accessibility could make it difficult or impossible to fully accomplish.
(13) Provides effective landscaping, or screening in or around the separate developments within the PRD.	As mentioned in the prior staff report, the transition from the main residential building to the carriage houses seems stark. Staff recommended that eliminating one of the carriage house buildings at the northeast corner of the lot would allow more on-site landscape and increase the preservation of the tree mass at the northeast corner where the project is closest to the adjoining residential property. In response,

	the applicant has relocated two of the carriage house buildings, and replaced them with a pet park and an additional single-story garage. If the pet park is planted with trees, it will improve the greenspace within the development area but these changes will still push into the tree mass as before. If the Planning Commission believes this is due to overly intense use of the site, the pet park and garage will need to be eliminated allowing the development to be squared off in order to maintain a greater amount of the existing tree-mass at the northeast corner of the site.
--	---

In addition to the design criteria above, the Planning Commission is required, by Section 405-390.F, Review Criteria, to review the project as a whole against specific standards, below is an update to the Table from the prior Staff Report of those items that were not fully addressed. Where no additional information was needed, the item was not included for further discussion here:

Review Criteria	Analysis
2. 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.	The City's traffic consultant has not yet reviewed the Traffic Impact Study but MoDOT has and their comments are attached. MoDOT ultimately has the final authority to approve any right-of-way changes in this area, but the city has customarily relied upon its consultant to serve as a third party reviewed of the traffic conditions and to offer comments to MoDOT prior to their final approval. The Commission should vote on a recommendation in advance of the consultant's report only if they believe that no substantive changes will be suggested.
6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.	The prior Staff Report indicated that the layout of the parking garages should avoid creating the canyon effect, and consider clustering the buildings, varying the design of the garage buildings and/or mixing more landscape into the garage area. The Applicant has rearranged the mix of canopy/garage and carriage houses throughout the site. However, there is really no way to change the layout and maintain the yield without causing the project to move further into the tree mass.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.	A revised Landscape Plan has not been submitted at this time. Prior comments included that the landscaping for the parking areas does need to be more thought out, and the area along Old Olive Street Road needs to be enhanced, as discussed. However, if the Commission feels comfortable with these areas being resolved administratively, a condition of approval could be added to the draft ordinance allowing for a revised landscape plan, for the Zoning Administrator's approval, that addresses these areas.
8 The proposed development preserves any significant architectural and environmental features of the property.	The only significant features that warrant protection on site are the stands of existing trees along the north and west, and these will be largely preserved. Whether or not more preservation should take place revolves around keeping or deleting at least one carriage house and the pet park as discussed above.
10. 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.	MoDOT has requested an adjustment to the current design of the median /pedestrian mid-block crosswalk and location of the bus shelter, as well as requested further review of the intersection of Old Olive Street Road and Olive Boulevard. A condition of approval includes that the Applicant meet with any recommended changes requested by MoDOT.
11. The proposed development complies with all other applicable codes and ordinances.	Again, to the extent known at this level of design development, staff believes all other codes and ordinances have been addressed, however, the draft PRD ordinance requires that the lighting plan meet with Section 405.680, and the Landscape Plan should be revised to meet with Section 405.540.
13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405-390.B.	The Applicant has submitted a statement of 10 points that they believe how this project meets with the public benefit requirement: 1. Establishing a pedestrian friendly environment in the absence of any such improvements currently on site by extending the walk

	along the perimeter of the property and providing a raised median in Old Olive Street Road with cross walks to allow pedestrians safe access to the AMC Center and restaurants. 2. Improving the multi-modal transportation corridor by providing a transit shelter with architecturally coordinated finishes on the northeast corner of our site. 3. Improving the storm water quality in the area by providing a water quality feature on the southeast corner of our property that will clean storm water that currently is running off site without any storm water quality control. This water quality feature is not mandated by MSD. 4. Improving the storm water management in the area by providing onsite, underground detention, whereas the site currently lacks any storm water control such that storm water sheet flows off of the site onto adjoining properties. 5. Providing a form of housing needed by the life sciences industry in the area that will help them grow this industry and attract jobs to Creve Coeur. The project's residential component has been singled out by representatives of this industry as critical to their continued success as they compete nationally for qualified applicants to work at their facilities. 6. The Church property, given its current use, contributes no tax revenue to the City; this project puts the property back on the tax rolls, providing revenue for the City and other taxing districts. 7. The Church property is in decline and the building is not adaptable to another use; while whether the property is blighted is debatable, the current condition is not compatible with the finish and appearance of other commercial and residential developments in the City. The project addresses these conditions with buildings that are high finish, architecturally dynamic and with ancillary improvements that are positive for the project and surrounding neighborhood, such as the water feature, pathway and other amenities. 8. We are providing a catalyst for further improvement of the Old Olive Street corridor as desired by the Comprehensive Plan with a mixed use development that addresses a housing need lacking in the City and also providing some additional commercial services to the neighborhood. 9. The property contains approximately 8 acres of land. The project sets aside approximately 1.6 acres of land on the north and perimeter of the site that are not disturbed and are not fenced in, leaving them open, a condition that would not occur with a more intensively developed project or a typical commercial project. 10. The project appropriately balances the mix of uses surrounding the site and although part of the project is zoned "GC" General Commercial, as well as property to the east and west, uses of other neighboring properties are residential. The project appropriately balances these uses, provides compatible uses and significant buffering around the site, a creative reuse of the property that fits within the overall commercial and residential fabric of the surrounding neighborhood. Staff believe that despite several limited concerns, the project does provide a substantial benefit to the public, when all aspects are taken together. It is true that the development will be visible from the houses to the north and it will create additional traffic in the area. However, the progress for this area sought by the Comprehensive Plan cannot be accomplished without change. With this project, the cost of not utilizing much of the treed area and the cost of right-of-way and transit improvements necessitates a more intensive project. The members of
--	---

	the Planning Commission must contemplate whether or not they agree that this trade off of intensity for public benefits constitutes satisfaction of the PRD approval criteria.
--	--

SUMMARY AND RECOMMENDATION

The attached draft ordinance contains the listed conditions of approval discussed above, including, but not limited to, approval of a unique architecturally designed transit shelter adjacent to the proposed crosswalk, approval by MoDOT of any right-of-way improvements, and adherence to the lighting regulations of the Zoning Code. Additionally, the prior landscape concept plan needs additional work to meet with the Design Guidelines, as discussed in the prior report. However, if the Commission is comfortable with the overall design and feels comfortable in providing direction, a landscape plan can be revised and reviewed by the Zoning Administrator, prior to proceeding to the City Council.

SUGGESTED ACTION

If the Planning and Zoning Commission believes that a recommendation should be held until a report is received from the City's traffic consultant and/or until further site and landscape plan revisions can be made, then the following is an example motion for a continuance:

"I move to continue Application #13-042 to the meeting of December 2, 2013, to allow the applicant time to address the comments of the Commission." (Note that the Commission may substitute a different meeting date as they deem necessary.)

If the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before the City Council, then the following is an example of an appropriate motion for a recommendation:

"I move to recommend approval of Application #13-042, the rezoning and site development plan for Terra West Planned Residential Development subject to the conditions contained in the draft ordinance prepared for the meeting of November 18, 2013." (Conditions may be added, eliminated, or modified by preceding motion.)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

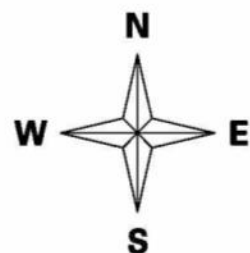
APPENDIX 3: AERIAL MAP



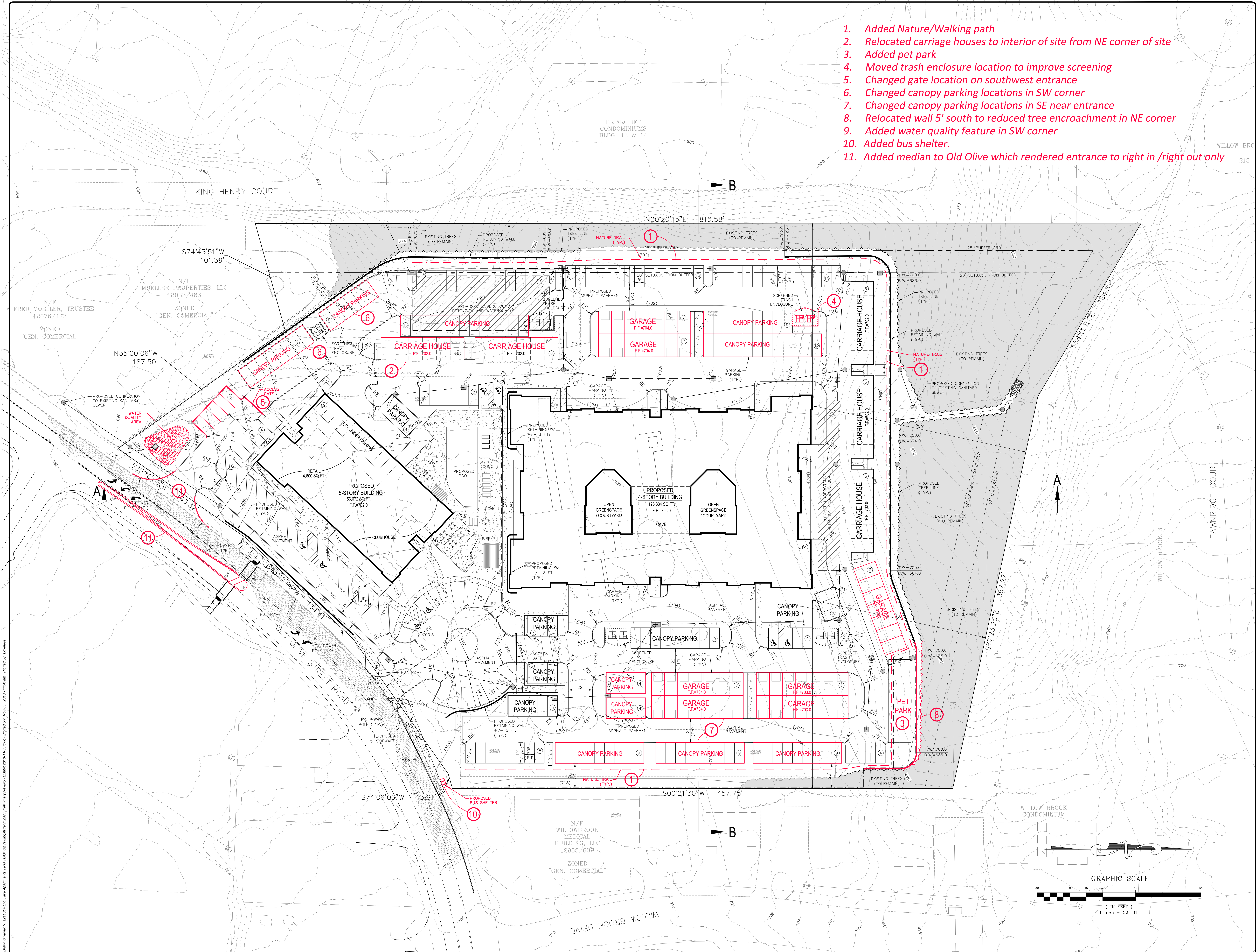
Property lines



10545 Old Olive Street Road
Formerly Hamilton Christian Church



Drawing name: V:\121114 Old Olive Apartments Terra Holdings\Drawings\Planning\Preliminary\Revision E.dwg, Printed on: Nov 05, 2013, 11:45am, Printed by: shawkes



1. Added Nature/Walking path
2. Relocated carriage houses to interior of site from NE corner of site
3. Added pet park
4. Moved trash enclosure location to improve screening
5. Changed gate location on southwest entrance
6. Changed canopy parking locations in SW corner
7. Changed canopy parking locations in SE near entrance
8. Relocated wall 5' south to reduced tree encroachment in NE corner
9. Added water quality feature in SW corner
10. Added bus shelter.
11. Added median to Old Olive which rendered entrance to right in /right out only

ISSUE		REVISION/DATE
1	9-20-2013	SUBMITTAL TO CITY OF CREVE COEUR
2	10-18-2013	CLIENT REVISIONS
3	10-21-2013	CLIENT REVISIONS
4	10-25-2013	CLIENT REVISIONS
5	11-5-2013	CLIENT REVISIONS

Terra West, LLC
5091 Baumgartner Road
St. Louis, Missouri 63129
Ph. (314) 487-9000
fx. (314) 487-6718

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-311-8225
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Terra West Apartments
Creve Coeur, Missouri
SITE DEVELOPMENT PLAN

NOT APPROVED FOR CONSTRUCTION!

Date: 11-1-2013
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

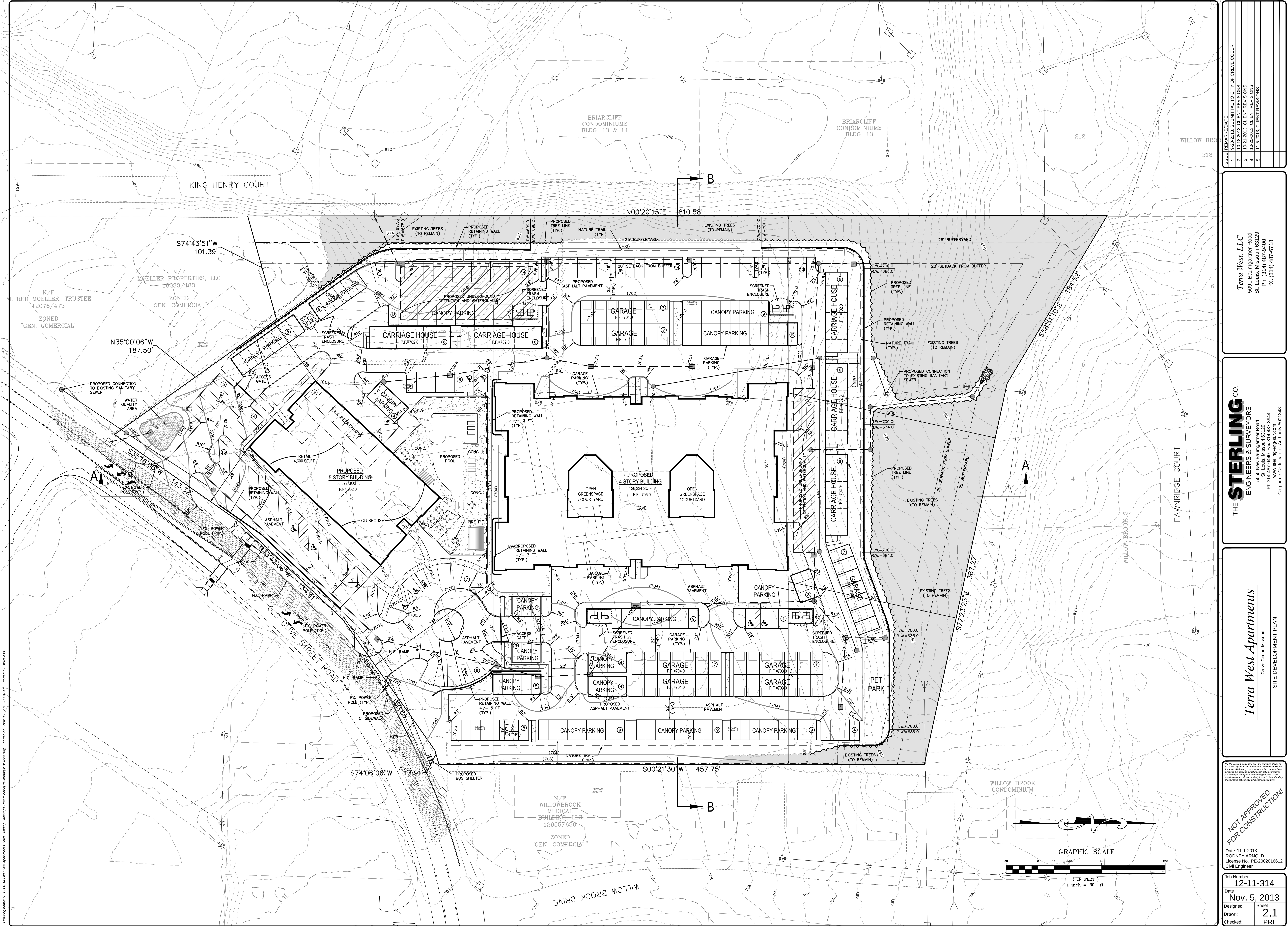
Job Number:
12-11-314

Date:
Nov. 5, 2013

Designed: Sheet
2.1

Drawn:
PRE

Checked:



DATE	REVISIONS
11-1-2013	1. SUBMITTAL TO CITY OF CREVE COEUR
10-18-2013	2. CLIENT REVISIONS
10-21-2013	3. CLIENT REVISIONS
10-25-2013	4. CLIENT REVISIONS
11-5-2013	5. CLIENT REVISIONS

Terra West, LLC
5091 Baumgartner Road
St. Louis, Missouri 63129
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Terra West Apartments
Creve Coeur, Missouri
SITE DEVELOPMENT PLAN

NOT APPROVED
FOR CONSTRUCTION!

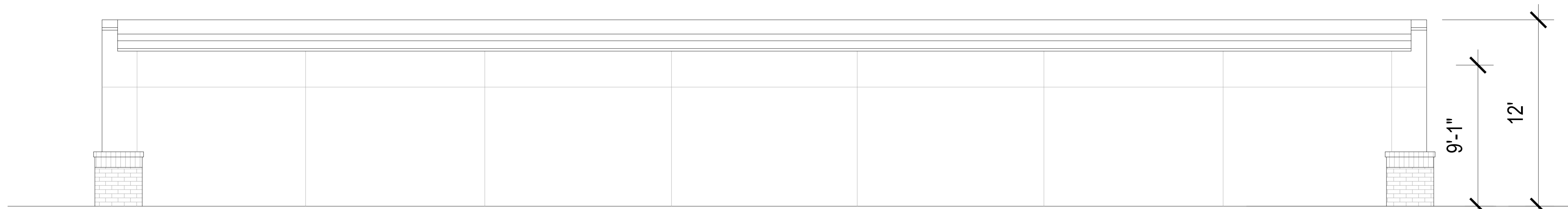
Date: 11-1-2013
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number:
12-11-314

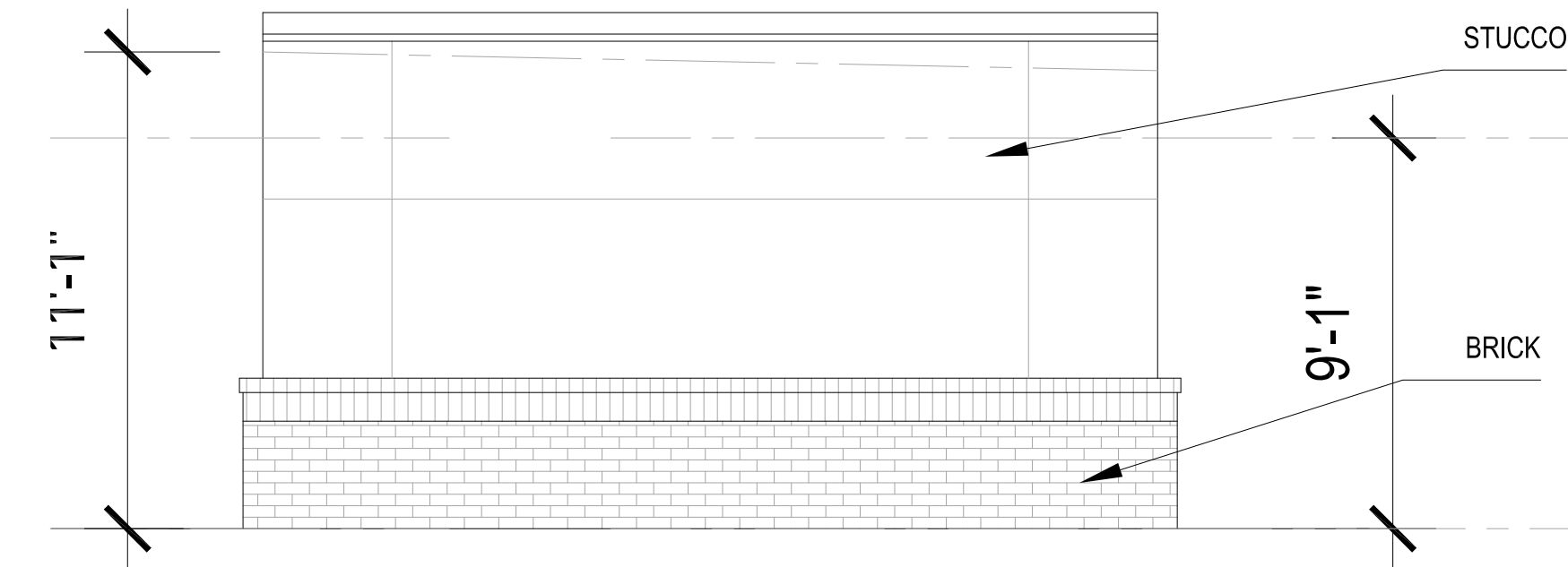
Date:
Nov. 5, 2013

Designed: Sheet
Drawn: **2.1**
Checked: PRE

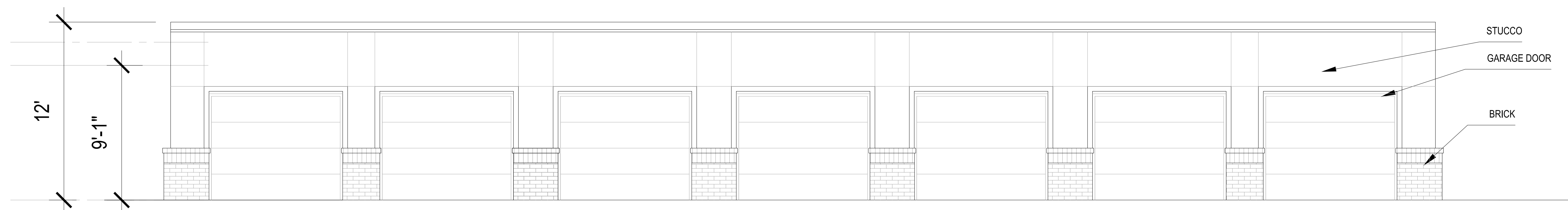
Drawing name: V:\121114 Old Olive Apartments Terra West\Drawings\Site\Development\121114 Terra West.dwg, Printed on: Nov 05, 2013 - 11:56am, Plotted by: aswales



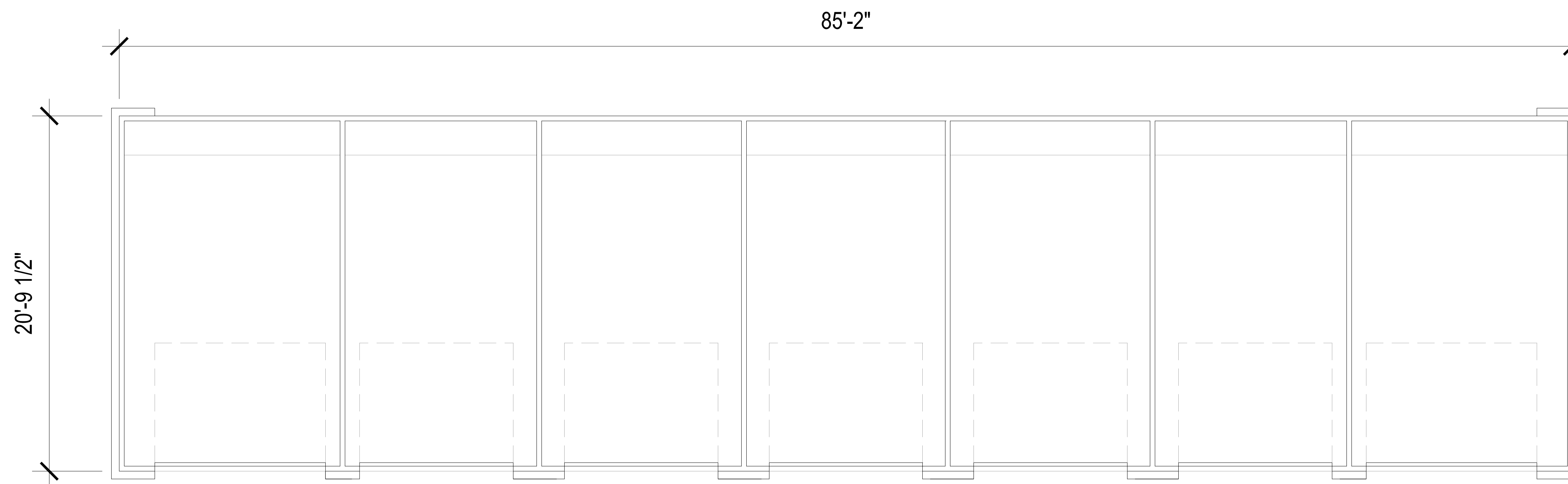
03 DETACHED GARAGE REAR ELEVATION
SCALE: 1/4"=1'-0"



04 DETACHED GARAGE END ELEVATION
SCALE: 1/4"=1'-0"

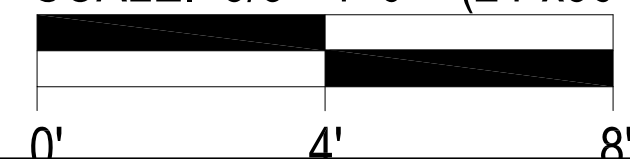


02 DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4"=1'-0"



01 DETACHED GARAGE PLAN
SCALE: 1/4"=1'-0"

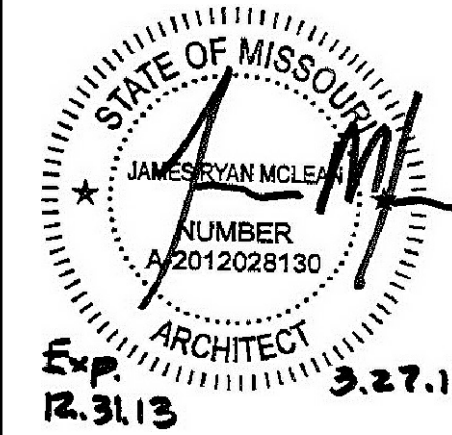
SCALE: 3/8"=1'-0" (24"x36" SHEET)



A910



THE RESERVE
AT FOUNTAINVIEW
SAINT CHARLES, MO
TERRA WEST



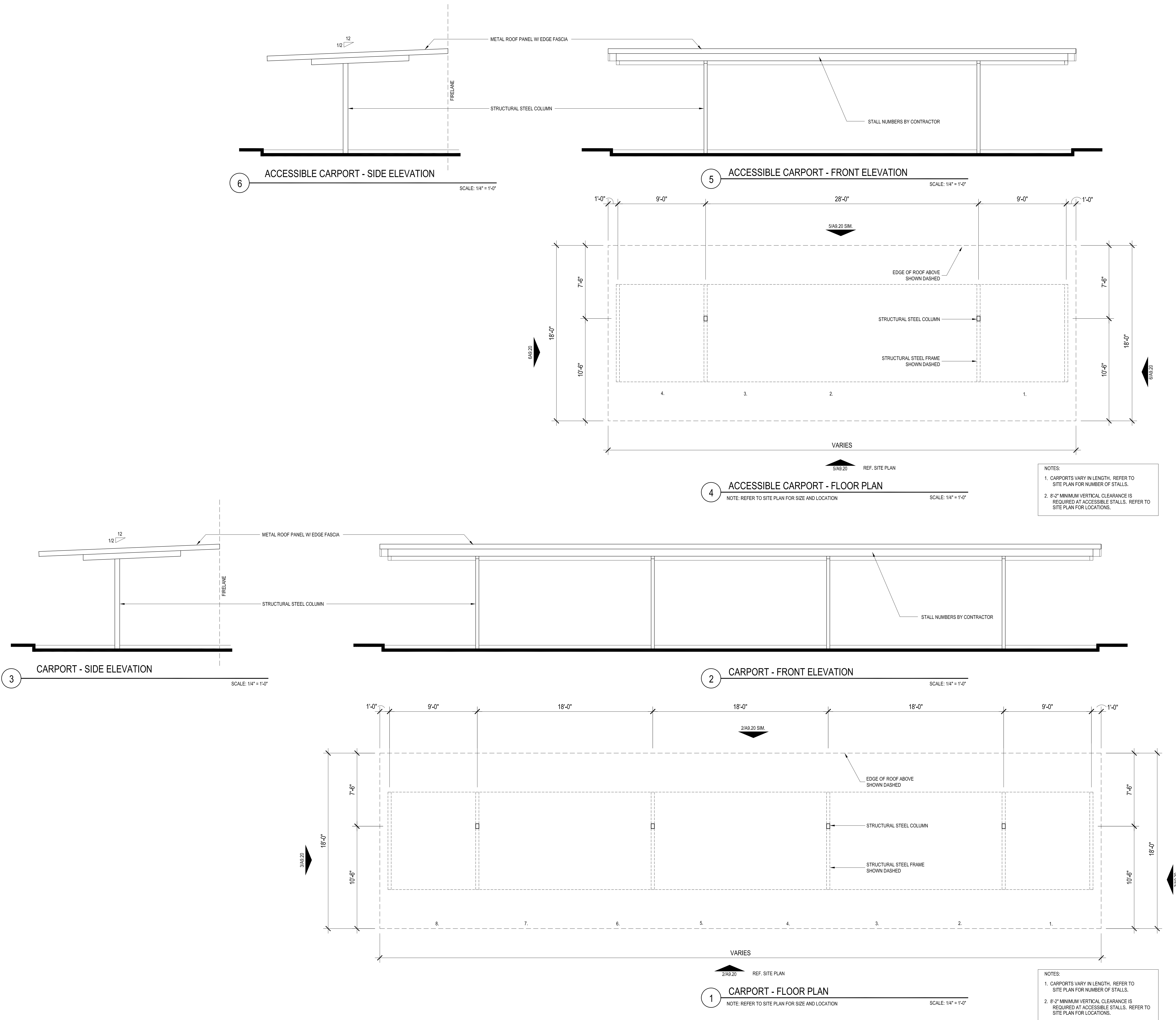
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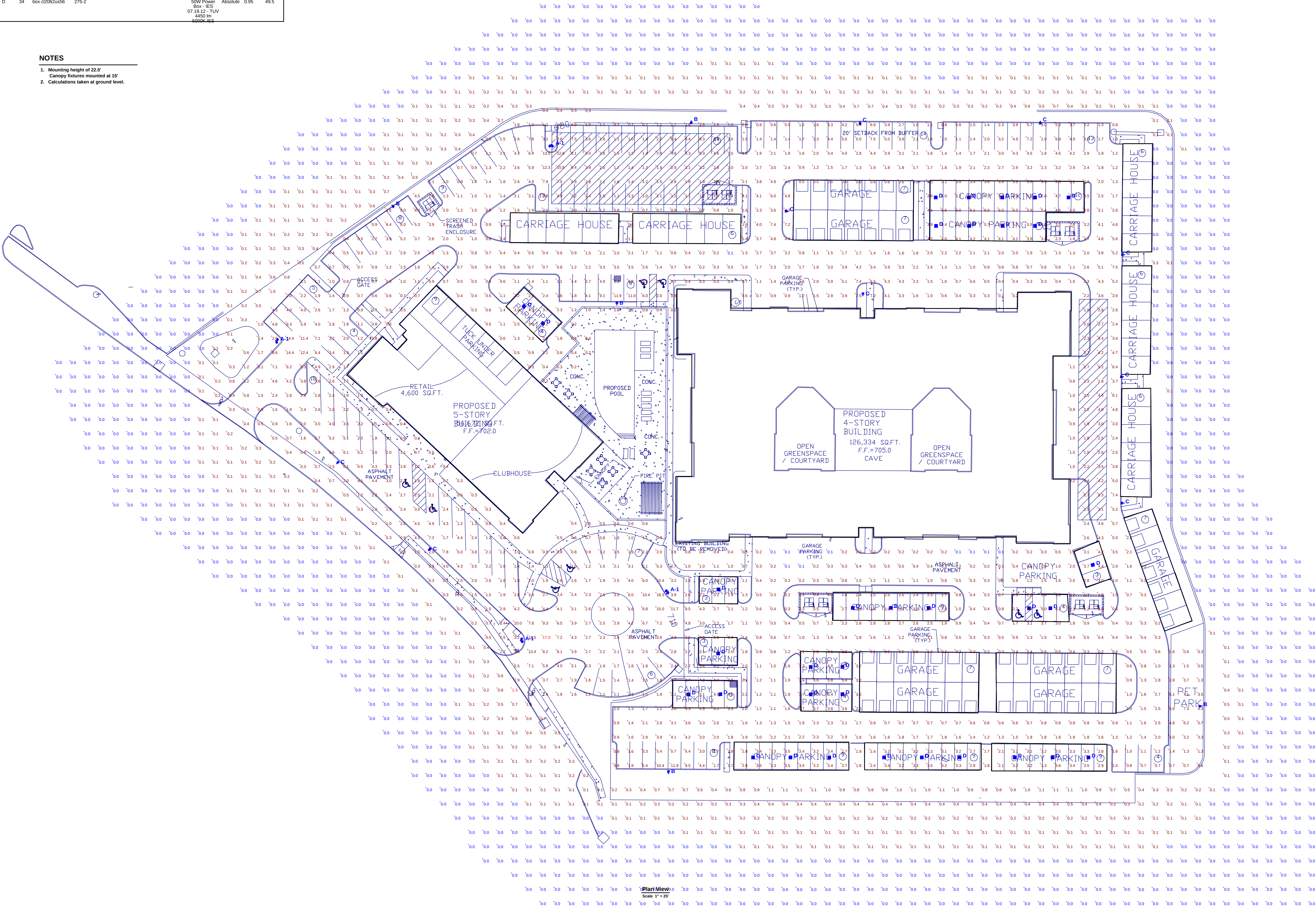


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.1 fc	1.3 fc	0.0 fc	N / A	N / A
Parking Lot	+	2.4 fc	17.0 fc	0.1 fc	170.0:1	24.0:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	B	5	XGB3-FT-LED-128-450-CW-UE	XGB3	XGB3-FT-LED-128-450-CW-UE-IES	Absolute	0.95 190
	C	9	XGB3-3-LED-128-450-CW-UE		XGB3-3-LED-128-450-CW-UE-IES	Absolute	0.95 186
	A-1	4	XGB3-FT-LED-128-450-CW-UE	XGB3	XGB3-FT-LED-128-450-CW-UE-IES	Absolute	0.95 380
	D	34	box cd2062us66	275-2	50W Power Box - IES 07.10.12 - TUV 1450 lm 6000K-IES	Absolute	0.95 49.5

NOTES

1. Mounting height of 22.5'
Canopy fixtures mounted at 15'
2. Calculations taken at ground level.



November 4, 2013

Mr. Joe Nicpon
Terra West LLC
5091 Baumgartner Road
St. Louis, Missouri 63129

RE: Traffic Impact Study
Proposed Terra West Apartments and Commercial Development
Creve Coeur, Missouri
CBB Job No. 085-13

Dear Mr. Nicpon:

As requested, CBB has prepared a traffic study pertaining to the proposed redevelopment located near the intersection of Old Olive Street Road West and Willow Brook Drive in Creve Coeur, Missouri. The proposed site would occupy the vacant Hamilton Church site, see **Figure 1**. The lot is bordered on the north by single family homes, to the south by Old Olive Street Road West, Willowbrook Medical Center building to the east and the Waterway gas station and multi-family units to the west. Currently, a vacant church is located on the lot with two access driveways onto Old Olive Street Road West.



Figure 1 – Site Location

The purpose of this study was to determine the number of trips that would be generated by the apartments and retail space, assist in determining the most appropriate access locations and configurations for the site based on the existing and forecasted queues from the adjacent signal on Olive Boulevard, evaluate the impact on current operating conditions for the adjacent roadways, and determine the proposed development's impact and the nature of any improvements necessary to mitigate those impacts. The focus of our analysis was the a.m. and p.m. peak hours of a typical weekday.

The proposed development is expected to include 182 high end apartment units with approximately 4,600 square feet of retail space with two driveways to Old Olive Street Road West, in generally similar locations as the current site. **Exhibit 1** shows the preliminary site plan provided by others. The development would also include sidewalk along the Old Olive Street Road West frontage and would consider improving pedestrian connections and as well as improvements to the nearby Metro bus stop.

Existing Roadway Conditions

Olive Boulevard (Missouri Route 340) is a primary, east-west arterial that provides a regional connection between St. Louis City and West St. Louis County. Olive Boulevard generally consists of a five-lane section (two thru lanes in each direction plus left-turn lanes at the signalized intersections). A raised median divides eastbound and westbound traffic from west of Spoeede Road to east of Lindbergh Boulevard. The posted speed limit is 35 miles per hour (mph). It should be noted that the back-to-back left-turn lanes on Olive Boulevard between Old Olive Street Road West and Spoeede Road limits the eastbound left-turn storage bay to less than 100 feet. Separate westbound right-turn lanes are provided along Olive Boulevard at Old Olive Street Road West and Pavilion Drive. Westbound left-turn access is not provided from Olive Boulevard into Monsanto at the Pavilion Drive signal.

Old Olive Street Road West is an urban collector that provides connections between Olive Boulevard and Lindbergh Boulevard and also provides local access to adjacent properties. Old Olive Street Road West serves the southbound Lindbergh Boulevard to westbound Olive Boulevard movement in lieu of a direct ramp at the interchange. While Old Olive Street Road West is four lanes wide it is marked with three lanes (one lane in each direction and a two-way left-turn lane) from Lindbergh Boulevard to near just east of Ravenwood Lane. At Ravenwood Lane (Pavilion Access Drive), Old Olive Street Road West consists of two southbound lanes (one lane aligns with the left-turn lane and one lane feeds the through/right-turn lane at the Olive Boulevard signal), one northbound through and a northbound right-turn lane into the Pavilion Development.

For the remainder of this study, Old Olive Street Road West is referenced as east-west at Pavilion Drive and Willow Brook Drive but north-south at the site entrances and Olive Boulevard. No speed limit signs are posted along the route which was assumed to be 35 mph.

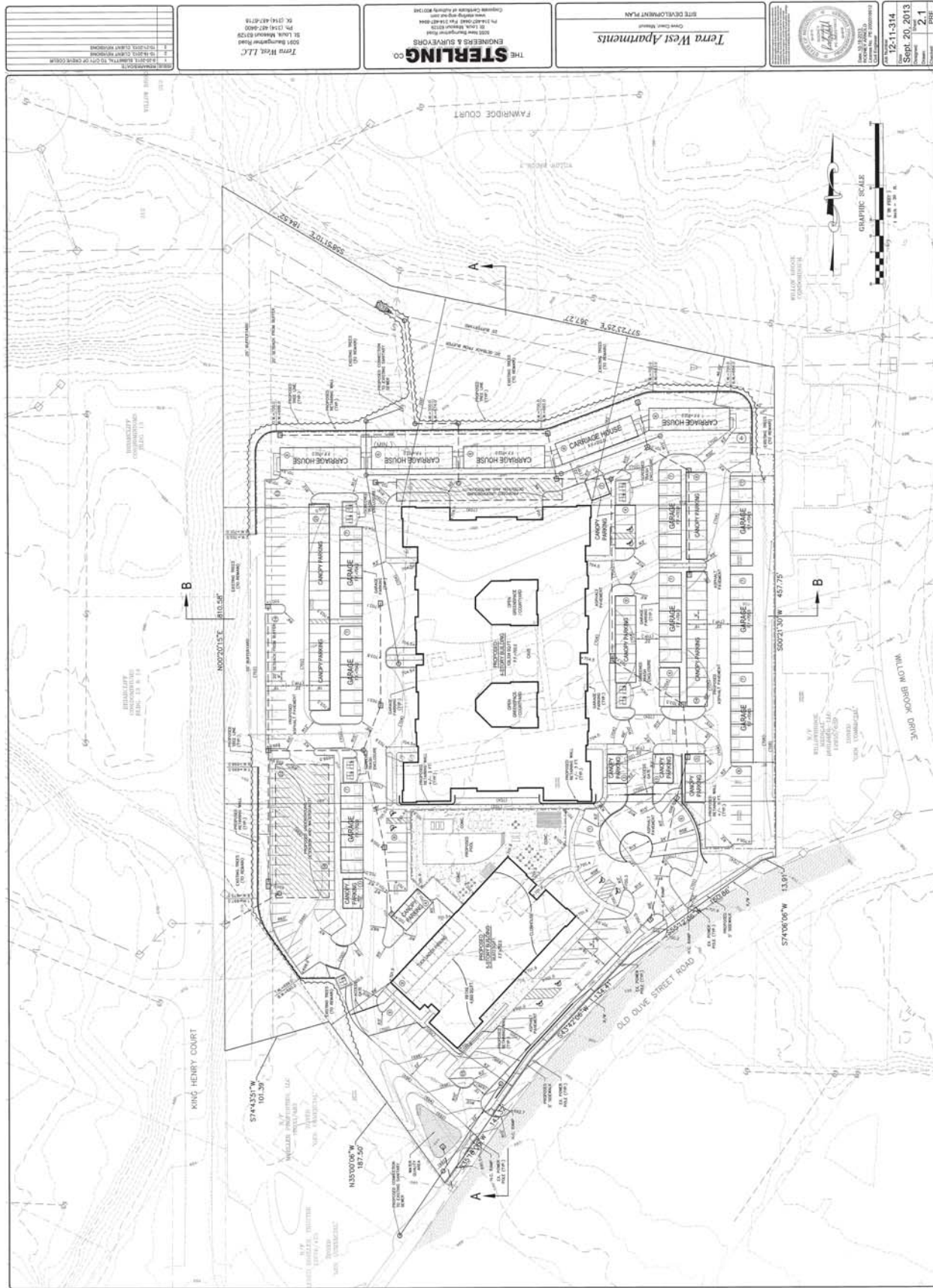


Exhibit 1: Preliminary Site Plan (Provided by Others)

Job# 085-13
 10/12/13

CBB

Crawford, Bunte, Brammeier
 Traffic and Transportation Engineers

Pavilion Drive is a two-lane north-south roadway connecting Old Olive Street Road West with Olive Boulevard. Pavilion Drive has four commercial entrances serving parking lots and an office building. Pavilion Drive intersects Olive Boulevard at a signalized intersection opposite an access to Monsanto. The southbound through and westbound left-turn movements are restricted by an island on the Monsanto entrance, effectively making the entrance a right-in only.

Willow Brook Drive is a two-lane local residential backbone street that serves residential uses north of Old Olive Street Road West to Schuetz Road. Willow Brook Drive is required to stop at the intersection with Old Olive Street Road West. The posted speed limit is 25 mph. Three all-way stops are located between Old Olive Street Road West and Schuetz Road. Willow Brook Drive has a “No Thru Traffic to Schuetz Road” sign posted just north of Old Olive Street Road West and a “No Thru Traffic” sign posted just south of Schuetz Road, which are intended to prohibit cut-through traffic.

St. Louis Bike Plan

In 2010, Great Rivers Greenway (GRG) developed a St. Louis Bike Plan for the entire St. Louis region. This plan identified locations and appropriate types of bicycle facilities to connect the region. The St. Louis Bike Plan identified bicycle facilities on Olive Boulevard but no bike facilities along Old Olive Street Road West, as shown in **Figure 2**. Olive Boulevard is recommended to have dedicated bike lanes (shown in dark blue) but there are currently no programmed funds for that proposal. <http://stlbikeplan.com/plan-documents/>

Transit Information

The site is served by two Metro bus routes (91 and 49), as seen in **Figure 3**. Two bus stops are located in close proximity to the site, with one stop located at the northwest corner of Old Olive Street Road West at Willow Brook Drive and the other stop located between Ravenwood Lane and King Henry Court (in front of the Waterway gas station). Pedestrian facilities (sidewalks) are not provided on the north/west side of Old Olive Street Road West and there are no transit shelters provided for bus riders.

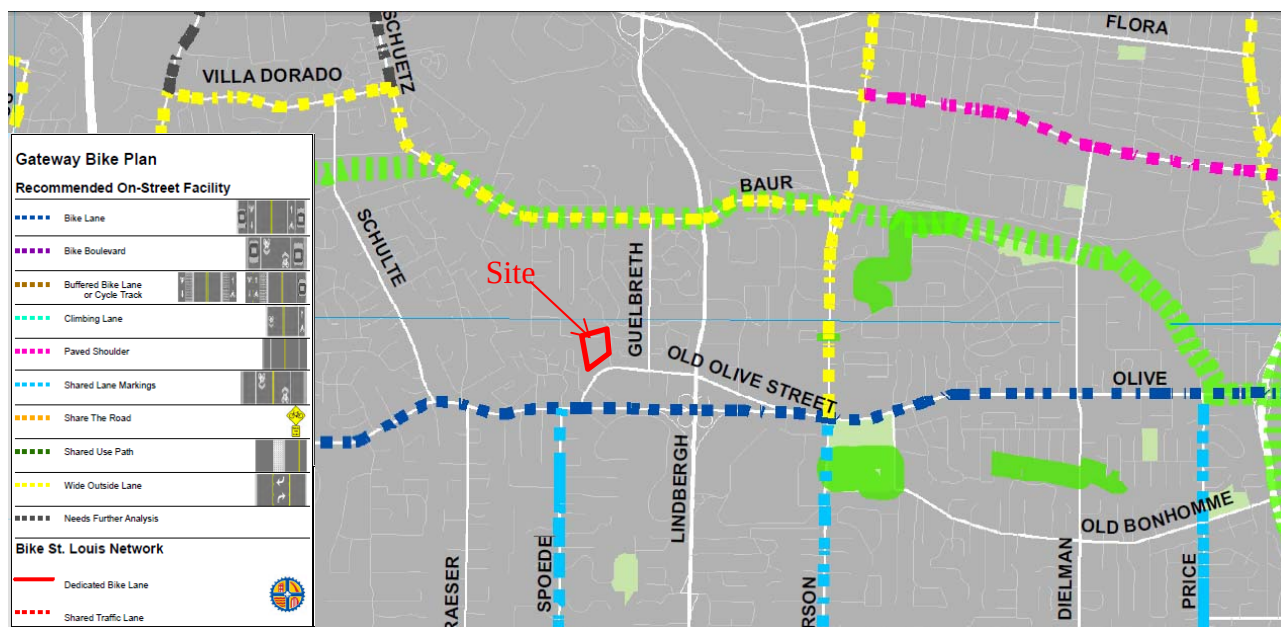


Figure 2: Great Rivers Greenway's St. Louis Bike Plan Map

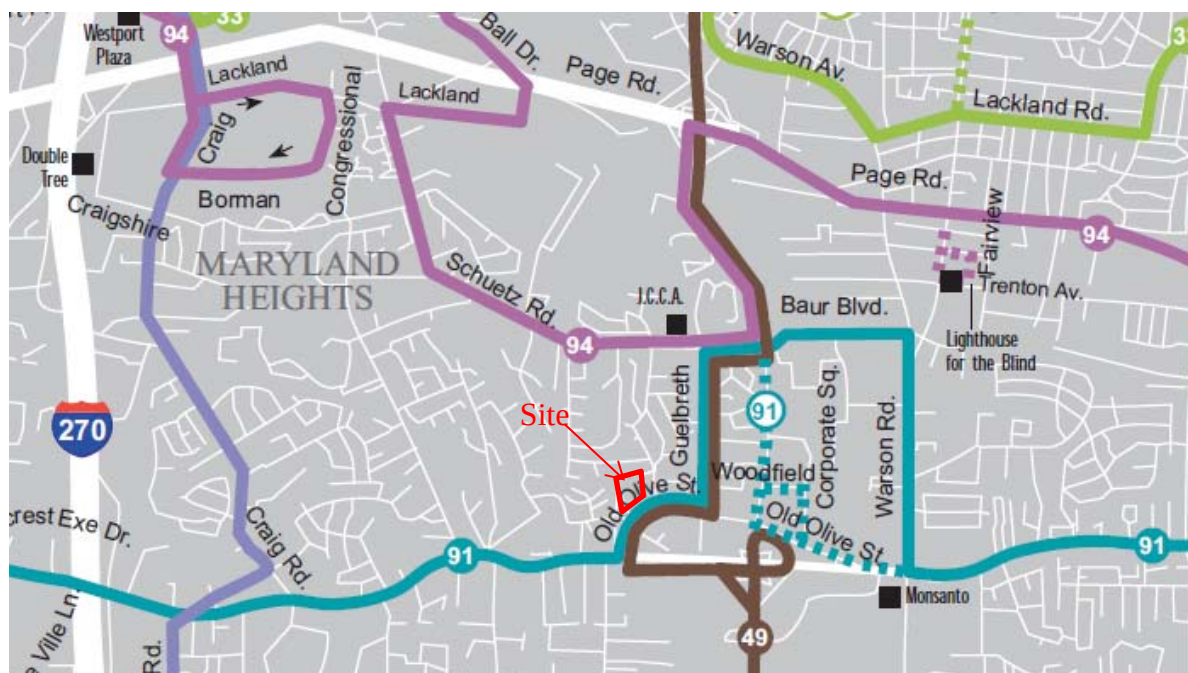


Figure 3: Metro Bus Routes

Existing Traffic Conditions

In order to quantify existing traffic volumes within the study area, manual turning movement counts were reviewed. It should be noted that CBB performed manual traffic counts in early 2013 on a typical weekday during the morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods at the intersections of Olive Boulevard with Pavilion Drive and Old Olive Street Road West with Pavilion Drive.

Additionally, CBB performed manual traffic counts at the intersections of Old Olive Street Road West with Willow Brook Drive and Old Olive Street Road West with Olive Boulevard in October 2013 during the morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods. Based on the combination of counts, the morning peak hour was determined to be 8:00 a.m. to 9:00 a.m. and 5:00 to 6:00 p.m. for the afternoon peak hour.

Exhibit 2 illustrates the Balanced Existing Traffic Volumes (2013) at each of the study intersections during the a.m. and p.m. peak hours. It should be noted that the recent traffic counts performed in October 2013 resulted in higher east-west through volumes along the Olive Boulevard corridor when compared to the volumes counted at Pavilion Drive in February 2013. The October 2013 counts were collected while the “Monsanto Bridge” over Lindbergh Boulevard was closed due to re-construction. As a result, historical traffic data from 2008 was referenced and utilized for the westbound left-turn movement at Olive Boulevard and Old Olive Street Road West during the a.m. peak hour and for the northbound right-turn volume from the Monsanto campus opposite Pavilion during the p.m. peak hour to compensate for the bridge closure. Since the more recent east-west traffic volumes were higher at Olive Boulevard and Old Olive Street Road West, the higher through volumes were also carried through at the intersection with Pavilion Drive.

Based on some preliminary discussion of potential restriping near the south driveway to the site, MoDOT expressed concerns with the potential re-striping impacting the southbound left-turn storage and queuing from Olive Boulevard. As a result, the southbound left-turn queuing along Old Olive Street Road West from the Olive Boulevard signal was also evaluated during the weekday midday and Saturday midday peak hours. **Exhibit 3** illustrates the traffic volumes at the subject intersection during the weekday midday and Saturday midday peak hours.

Spot turning counts were also performed during the peak hours at the intersections of Old Olive Street Road West with Lindbergh Boulevard. It was interesting to note that 55% and 52% of the westbound a.m. and p.m. peak hour traffic on Old Olive Street Road West at Pavilion Drive orients from Lindbergh Boulevard southbound but the rest comes from the area in between. Similarly, 42% and 22% of the eastbound a.m. and p.m. peak hour traffic from Old Olive Street Road West at Pavilion ends turning onto Lindbergh Boulevard southbound.

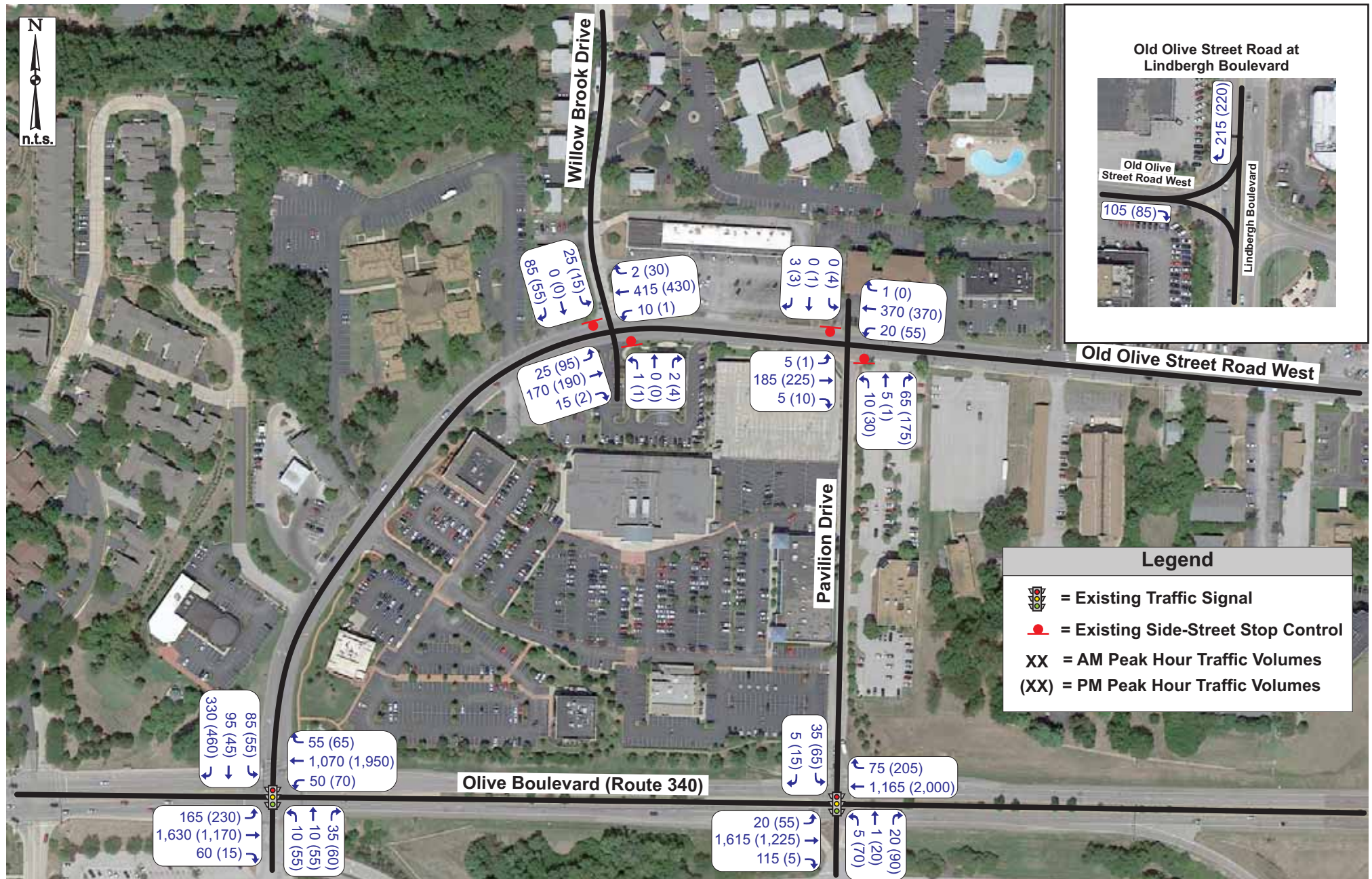


Exhibit 2: Balanced Existing Traffic Volumes (2013)

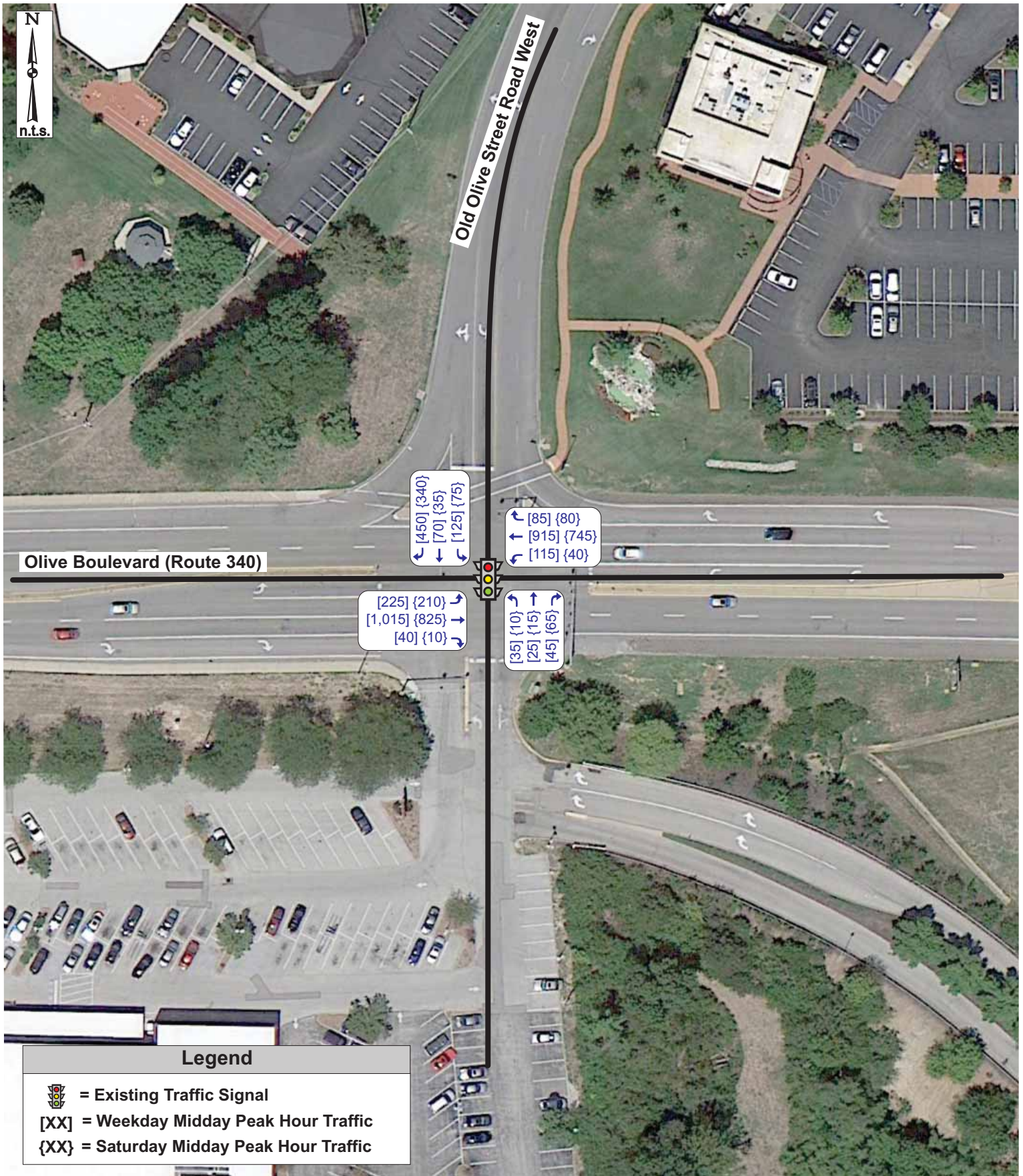


Exhibit 3: Existing Weekday Midday and Saturday Midday
Traffic Volumes (2013)

Job# 085-13
10/12/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Planned Developments in the Study Area

It is our understanding that the proposed Vanguard Apartments project east of Pavilion Drive has received final City approval. As a result, the site generated trips from that study, included as **Exhibit 4** - Vanguard Site Generated Traffic, were added to the Balanced Existing Traffic Volumes (2013), resulting in **Exhibit 5** Baseline Traffic Volumes (2013).

2016 No-Build Traffic Volumes

In order to assess short-term conditions within the study area *without* the proposed development, i.e., no-build conditions, future traffic levels were projected for the study time horizons of 2016 (year proposed development occupied) and 2036 (design horizon year). Based on the growth factors discussed in the scoping meeting, a 0.5% per year growth factor was applied to the baseline traffic volumes.

The development is expected to be complete and occupied by 2016. As a result, the 2016 No-Build Conditions include three years of background growth (1.5% total growth) added to the baseline traffic volumes to generate the No-Build Traffic Volumes (2116), which are illustrated on **Exhibit 6**.

2036 No-Build Traffic Volumes

In order to assist MoDOT in long term traffic planning, a 20-year traffic forecast was also made. The 2036 No-Build Conditions include a global traffic increase of 12.1% (0.5 percent per year for 23 years) added to the baseline traffic volumes to generate the 2036 No-Build Traffic Volumes. **Exhibit 7** reflects the No-Build Traffic Volumes (2036).

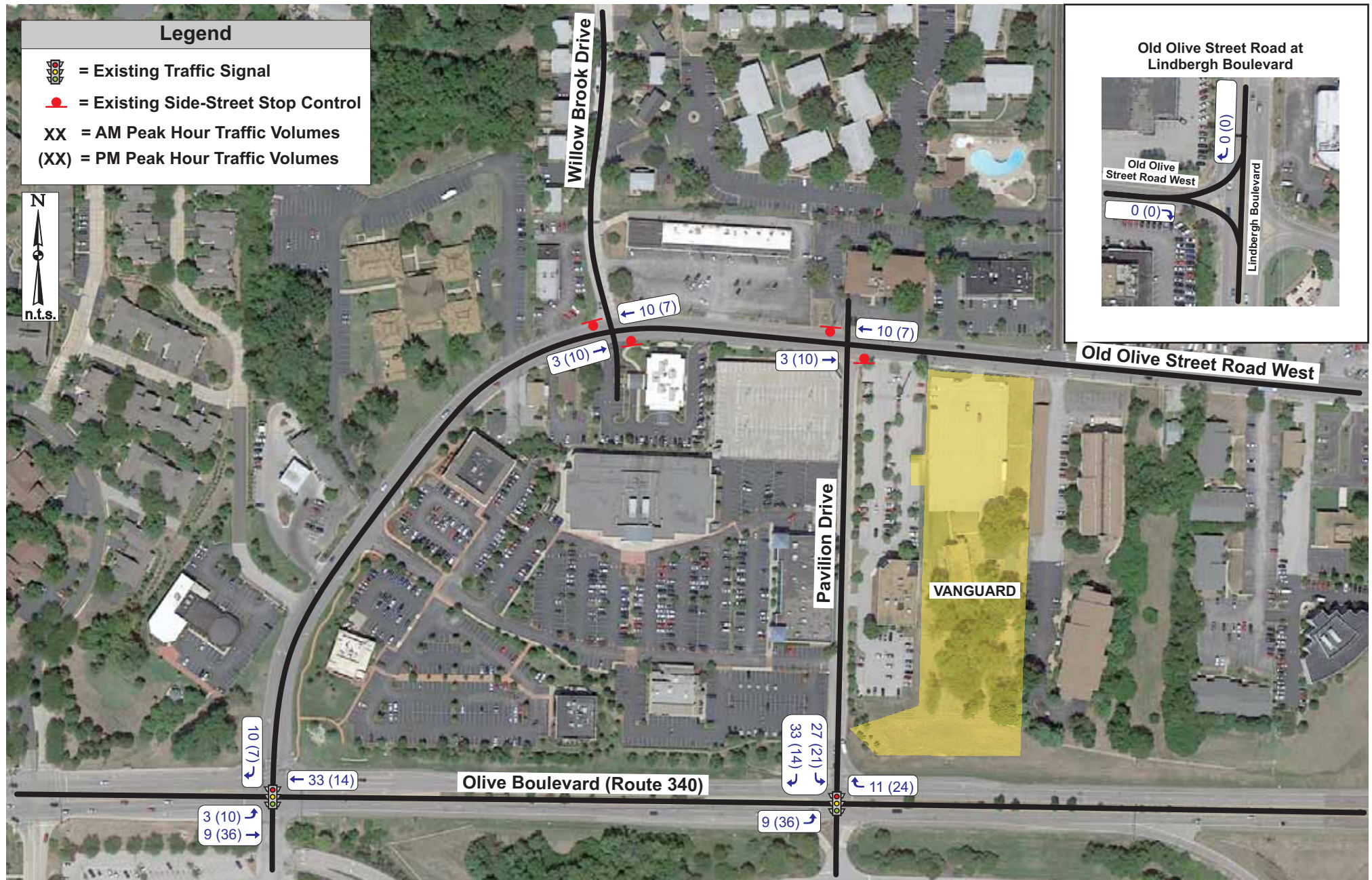


Exhibit 4: Vanguard Site-Generated Trips

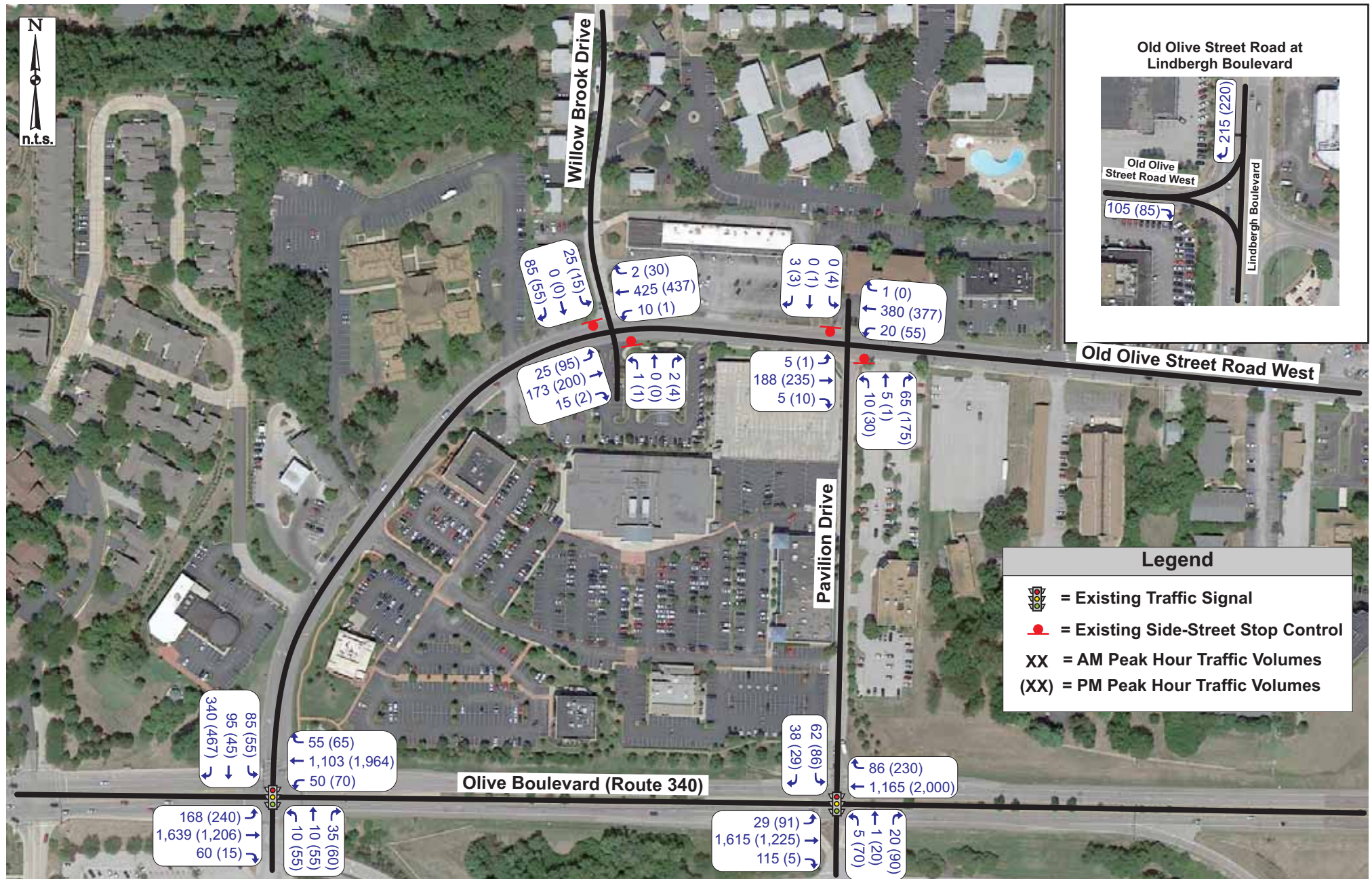


Exhibit 5: Baseline Traffic Volumes (2013)

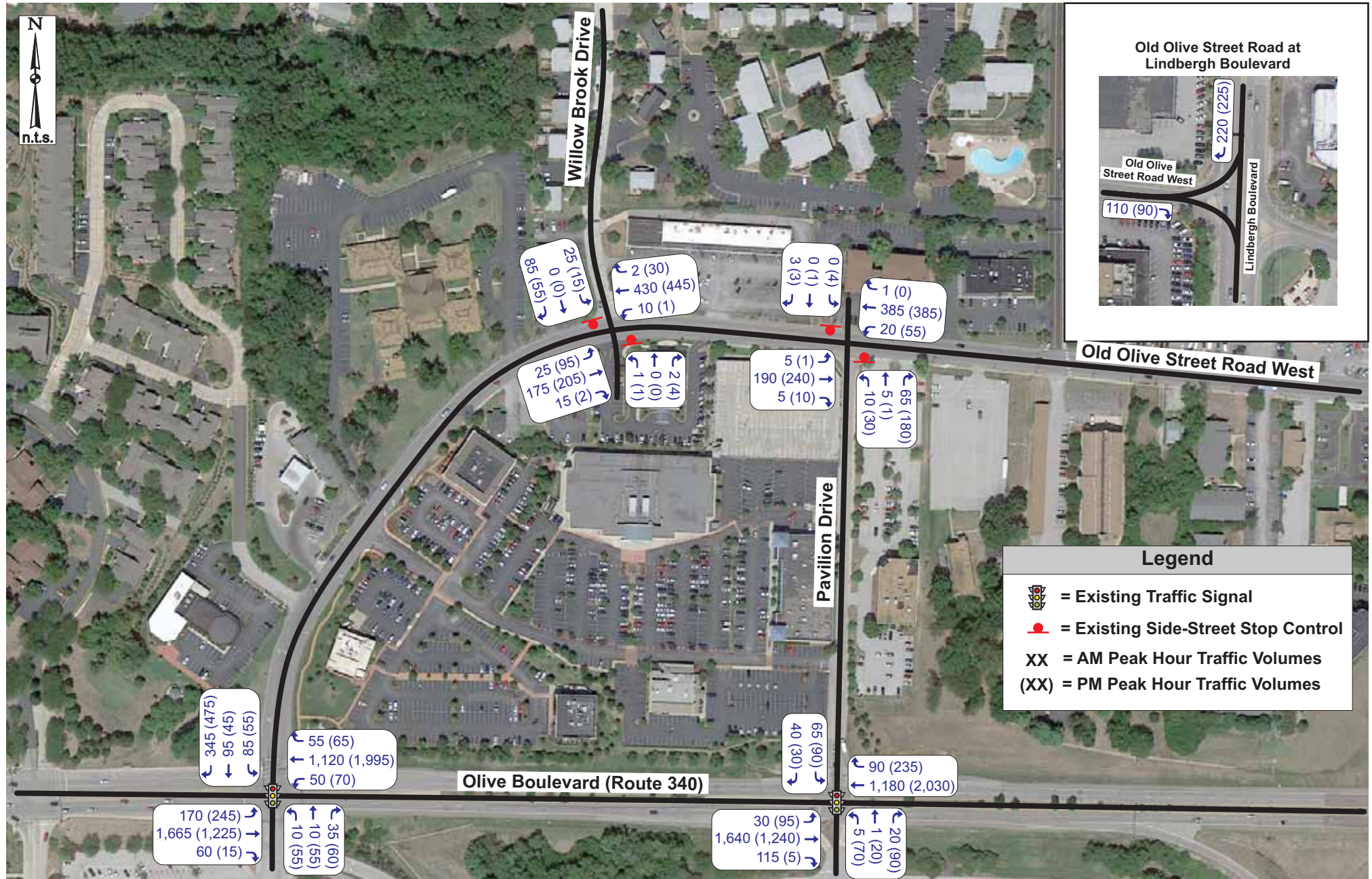


Exhibit 6: No-Build Traffic Volumes (2016)

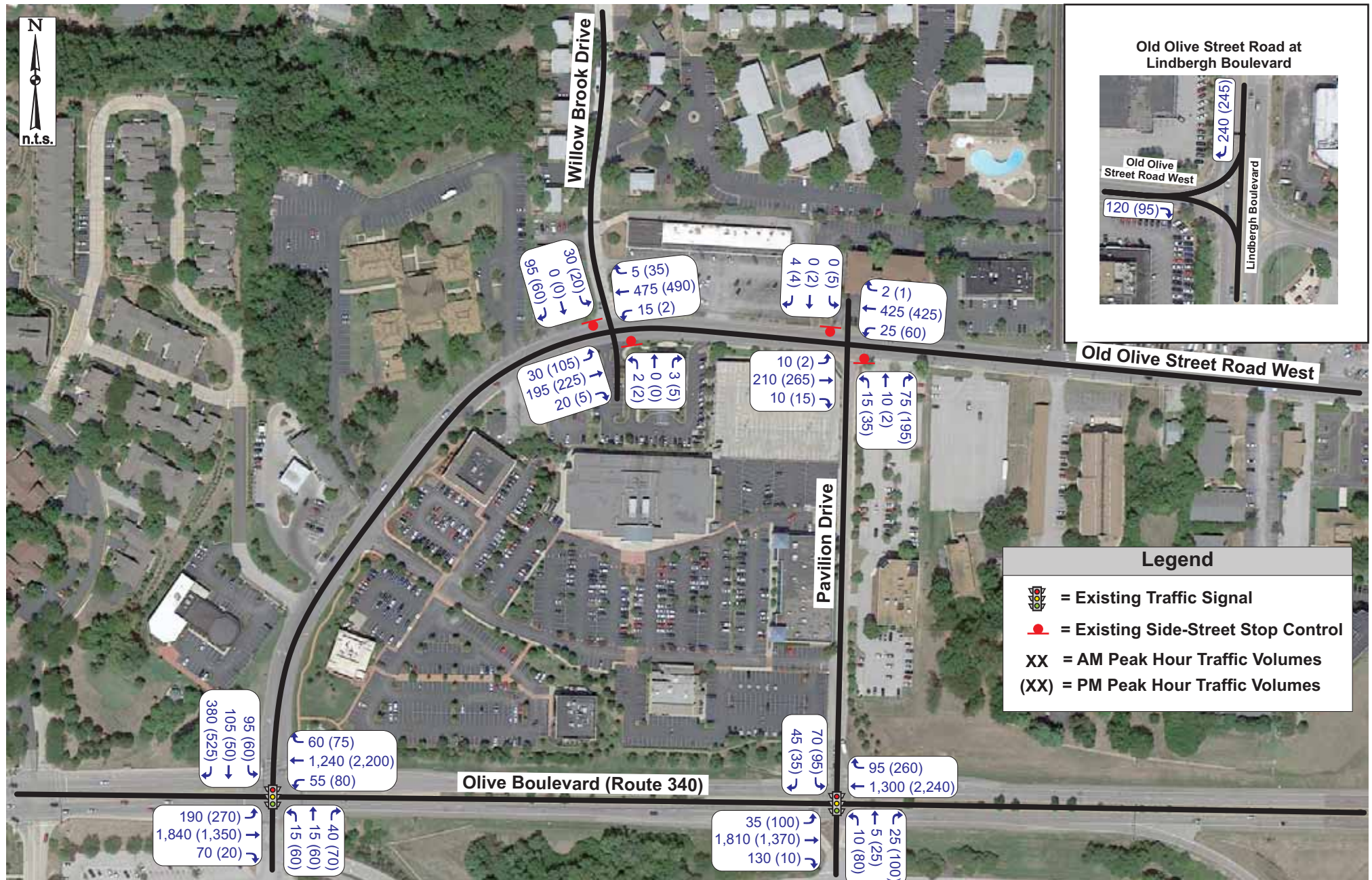


Exhibit 7: Design Year No-Build Traffic Volumes (2036)

Trip Generation Characteristics of the Proposed Development

As a primary step in this analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed development would generate during the a.m. and p.m. peak hours. These forecasts were based upon information provided in the “Trip Generation Manual”, Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

Based upon the recommended procedure for estimating trip generation outlined in the “Trip Generation Handbook, Volume 1: User’s Guide and Handbook”, also published ITE (Ninth Edition), the regression equations were utilized for:

- Land Use: 820 – Shopping Center (page 1,557)
- Land Use: 220 – Apartment (page 332)

The peak hour of adjacent street traffic (one hour between 7:00 and 9:00 a.m. and one hour between 4:00 and 6:00 p.m.) were utilized for the a.m. and p.m. peak hours. The resulting traffic projections for the proposed development are shown in **Table 1**.

The small amount of retail space is expected to house neighborhood retail uses generally used by nearby residents. As a result, a measurable number of the retail trips could be expected to be new apartment residents (common trips), or motorists already traveling along Old Olive Street Road West as part of another trip (i.e. “pass-by” trips). However, in order to be conservative in our analysis, no common trip or pass-by trip reductions were used. As shown in **Table 1**, the proposed development is expected to generate 120 trips during the a.m. peak hour and 200 trips during the p.m. peak hour.

Table 1 Trip Generation for the Proposed Terra West Apartment Development							
Land Use	Sizes	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Code 820 – Shopping Center	4,600 SF	15	10	25	40	40	80
Code 220 – Apartments	182 Units	20	75	95	80	40	120
Total Development Trips		35	85	120	120	80	200

The traffic generated by the proposed development was assigned to the adjoining roadway system based on existing and projected traffic patterns. The anticipated directional distribution during the a.m. and p.m. peak hour for the *new* trips accessing the proposed development would be as follows:

- 40% to/from the West on Olive Boulevard
 - o 25% via Old Olive Street Road West;
 - o 15% via Pavilion Drive;

- 35% to/from the East on Olive Boulevard
 - o 20% via Pavilion Drive;
 - o 15% via Old Olive Street Road West;
- 15% to/from the East on Old Olive Street Road West (east of Pavilion)
 - o 5% via Guelbreth Lane;
 - o 10% via Lindbergh Boulevard southbound
- 10% to/from the north on Willow Brook Drive.

The site-generated traffic volumes were assigned to the study area according to the directional distribution above during the a.m. and p.m. peak hours, as shown in **Exhibit 8**. As can be seen, the site-generated traffic is expected to have limited increases beyond the access drives with minimal increases to any one movement (30 vph or less) at the signalized intersections or approximately one additional vehicle or less per signal cycle. Similarly, the additional traffic to the east on Old Olive Street Road West to and from Lindbergh Boulevard (southbound) is expected to be minimal with 5 to 15 right-turns added for either right-turn.

MoDOT Access Management Guidelines – Driveway Location

The proposed driveway spacing and corner clearances along Old Olive Street Road West were evaluated using MoDOT's "Access Management Guidelines" (AMG), last updated 2006. MoDOT's AMG specifies a minimum driveway spacing of 220 to 330 feet for minor roads, measured centerline to centerline. MoDOT's AMG recommends that "Driveways should also be lined up across the public roadway from each other whenever possible. When driveways are not lined up, the spacing should be measured from the closest driveway on either side of the road, except where a non-traversable (e.g., raised) median exists."

The site has approximately 440 feet of frontage along Old Olive Street Road West, which would limit the access to one location to meet the guidelines based on the location of the existing adjacent intersections. It should be noted that two driveways are currently provided and the owner of the property prefers to maintain two access drives in similar locations to the current driveways, particularly for life safety purposes (fire and emergency). Also, due to the horizontal and vertical curvature of the existing road, sight distance could be limited if a single driveway was located near the middle of the property.

Based on the site plan provided, the south site drive is offset approximately 130 feet from Ravenwood Lane on the opposite side (an improvement of approximately 50 feet from the current conditions), and the north site drive is offset approximately 160 feet from the Willowbrook Medical Center Drive on the opposite side (an improvement of approximately 85 feet from the current conditions). Although it is recognized that the proposed driveways do not meet the MoDOT AMG, access is currently provided in similar locations for this site and the proposed locations provide adequate sight distance and improved driveway spacing.

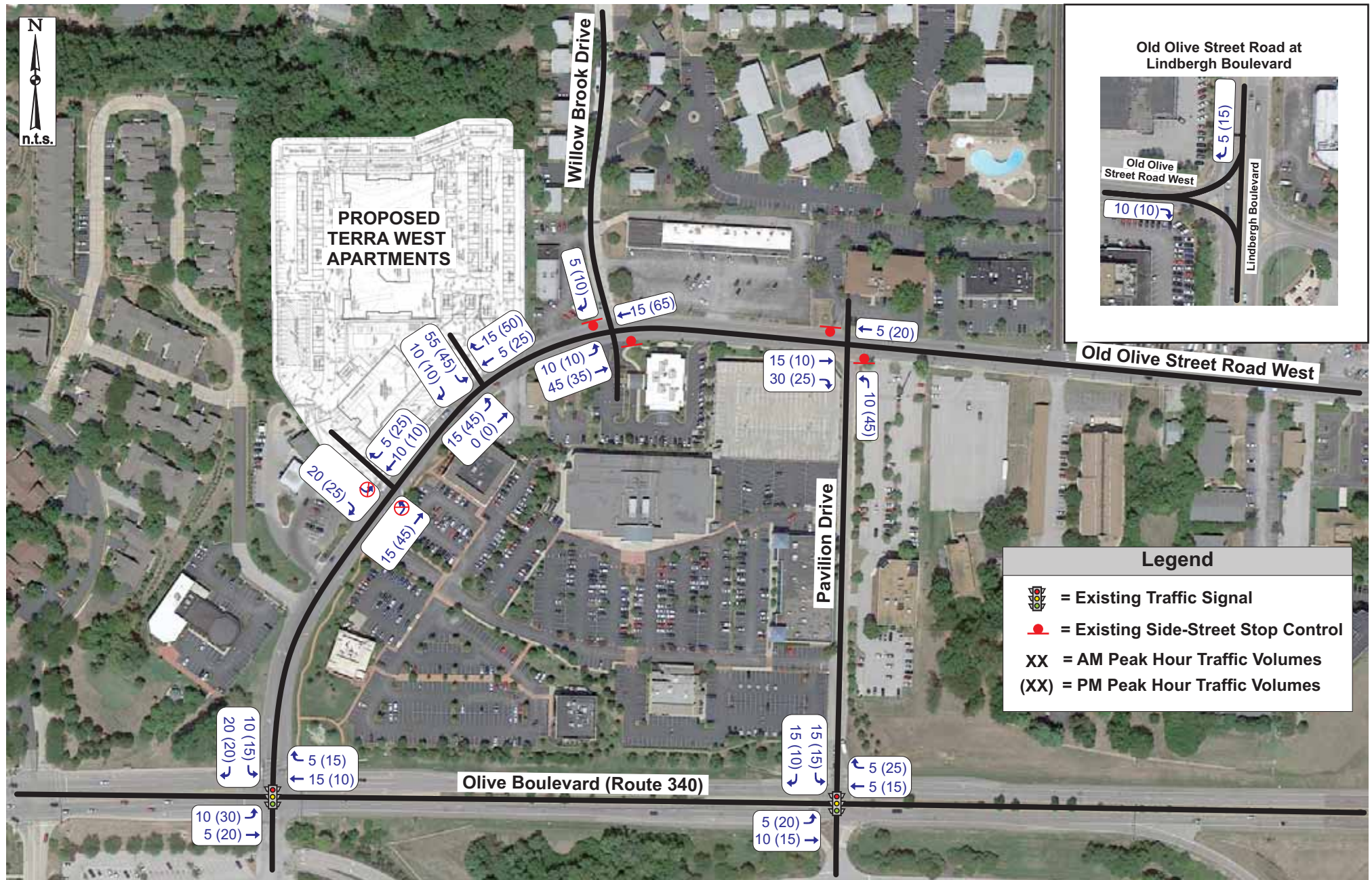


Exhibit 8: Terra West Site-Generated Trips

As explained in more detail in the operational analysis sections following, it is recommended that the proposed south entrance to this development be limited to right-in/right-out. Limiting the access to right-in/right-out minimizes the turning conflicts with Ravenwood Lane and is expected to be a safer means of access with the offset and potential turning conflicts from Ravenwood Lane.

2016 Build Traffic Volumes

The proposed Terra West site generated traffic (Exhibit 8) was added to the 2016 No-Build Traffic Volumes (Exhibit 6) to calculate the 2016 Build Traffic Volumes shown in **Exhibit 9**.

2036 Build Traffic Volumes

The proposed Terra West site generated traffic (Exhibit 8) was added to the 2036 No-Build Traffic Volumes (Exhibit 7) to calculate the 2036 Build Traffic Volumes shown in **Exhibit 10**.

Operational Analyses

The operating conditions were evaluated using Synchro 8, which is based upon the methodologies outlined in the “Highway Capacity Manual” (HCM) published in 2000 by the Transportation Research Board. This manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated"). Levels of service are measures of traffic flow that consider such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity.

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

LOS is directly related to control delay. At signalized intersections, the LOS 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. Furthermore, motorists are guaranteed service at regular intervals as the signal cycles. **Table 2** summarizes the LOS thresholds used in the analysis.

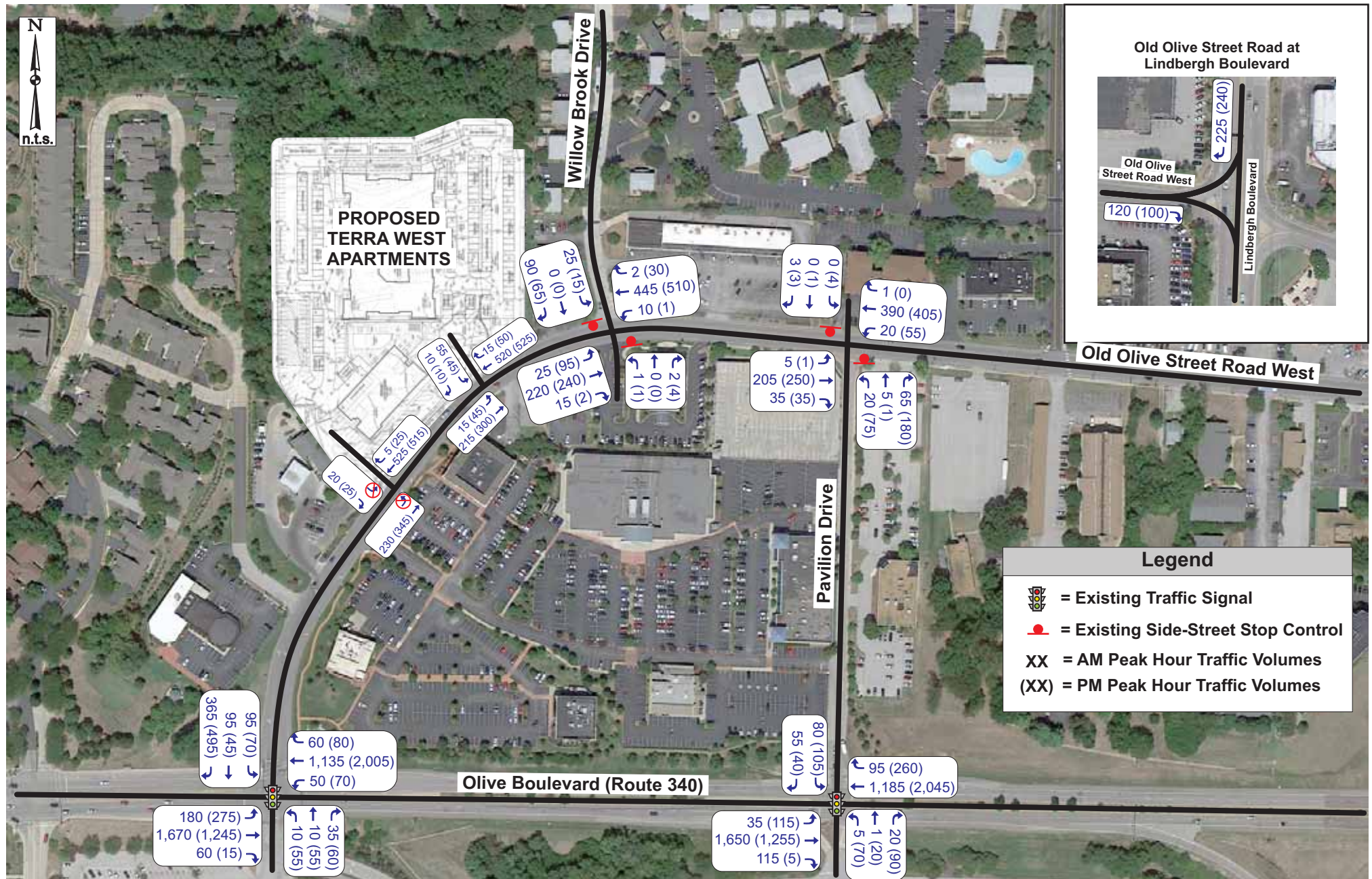


Exhibit 9: Build Traffic Volumes (2016)

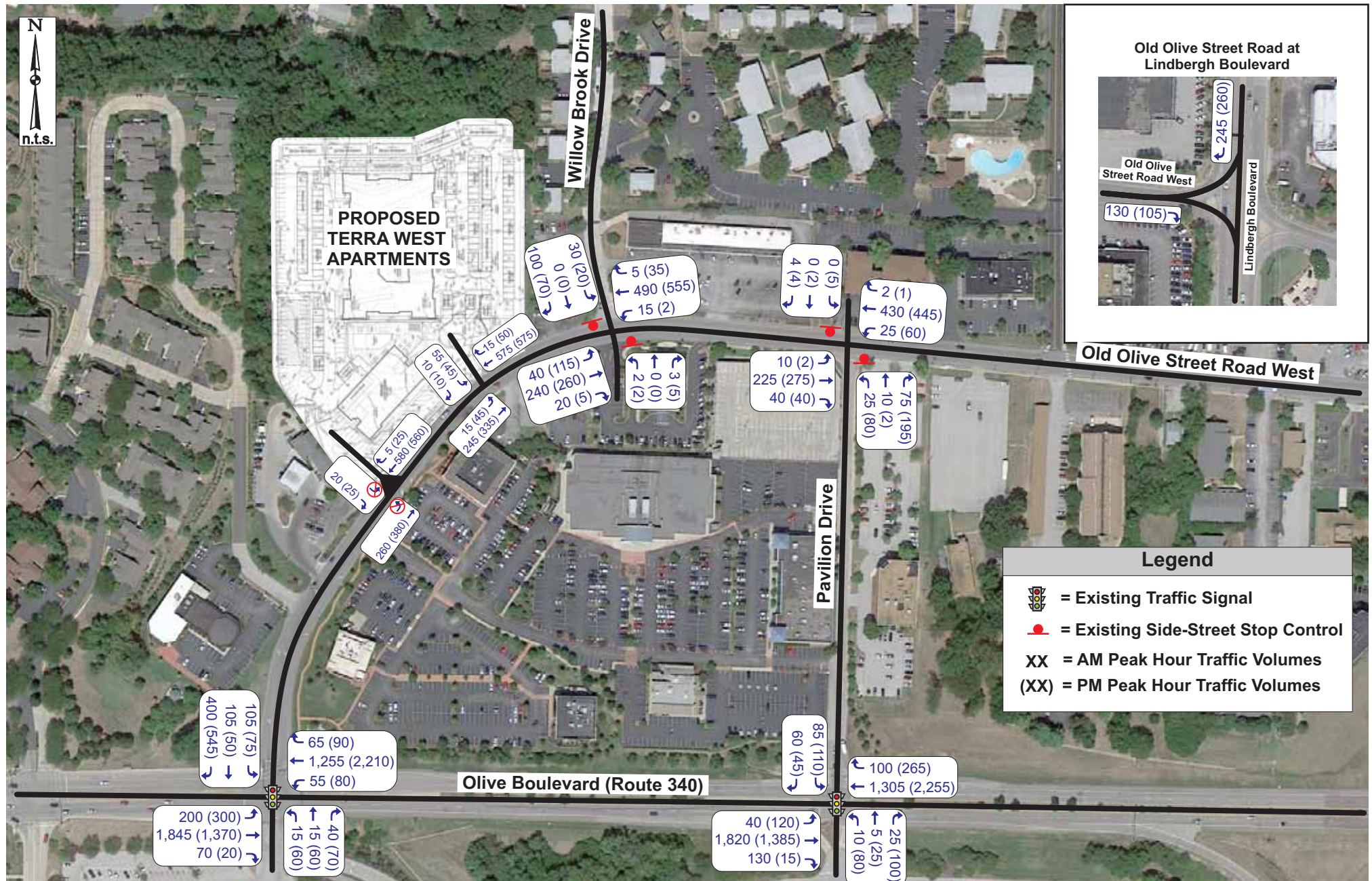


Exhibit 10: Design Year Build Traffic Volumes (2036)

Table 2 Level of Service Thresholds		
Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	<i>Signalized Intersections</i>	<i>Unsignalized Intersections</i>
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 Olive Boulevard signal timing/coordination plan operates with a 130 second cycle length during both the a.m. and p.m. peak periods. The north-south approaches of Old Olive Street Road West/Schnucks/Monsanto at Olive Boulevard operate as a permissive phase, while the north-south approaches of Pavilion Drive/Monsanto entrance at Olive Boulevard operate with a split phase. The mainline left-turns are protected plus permitted utilizing Flashing Yellow Arrows. In general, the current signal timings along Olive Boulevard during the peak hours have relatively long cycle lengths and provide minimal green time to the side-street and mainline left-turn movements to promote traffic progression along Olive Boulevard. Overall, the side streets operate with longer delays which allows traffic on the mainline (Olive Boulevard) to flow better.

The results for the 2013 Baseline, 2016 No-Build and Build, and the 2036 No-Build and Build conditions are summarized in **Tables 3 and 4** for the a.m. and p.m. peak hours, respectively. **Table 5** summarizes the 2013 Baseline operating conditions during the weekday midday peak hour and the Saturday midday peak hour.

It should be noted that the baseline westbound traffic volumes approach and/or exceed 2,000 vph during the p.m. peak hour with a V/C ratio over 1.0, which proves difficult to serve in two-lanes with multiple signals and moderate cross street volumes. These numbers indicate that the facility is close to reaching its capacity for a roadway with two lanes in each direction.

It should also be noted that spot driveway counts and queue observations were made along Old Olive Street Road West between Olive Boulevard and the site to gain an understanding of the current conflicts as well as document the current queues from the traffic signal during the peak hours.

Table 3 - Level of Service Comparison – Weekday AM Peak Hour					
Traffic Movement	Baseline 2013	2016 No-Build	2016 Build	2036 No-Build	2036 Build
Old Olive Street Road West at Proposed Development South Driveway (<i>right-in/right-out</i>)					
Eastbound Development Driveway Right-Out			B (12.3)		B (12.9)
Old Olive Street Road West at Proposed Development North Driveway (<i>Side-Street Stop Control</i>)					
Eastbound Development Exit approach			B (13.1)		B (13.8)
Northbound Old Olive Street Road West Left-Turn			A (8.7)		A (8.9)
Olive Boulevard at Willow Brook Drive (<i>Side-Street Stop Control</i>)					
Eastbound Old Olive Street Road West Left-Turn	A (8.4)	A (8.4)	A (8.5)	A (8.6)	A (8.7)
Westbound Old Olive Street Road West Left-Turn	A (7.7)	A (7.7)	A (7.8)	A (7.7)	A (7.9)
Northbound Office Access Approach	B (11.1)	B (11.1)	B (11.6)	B (12.3)	B (12.9)
Southbound Willow Brook Drive Approach	B (12.9)	B (13.0)	B (13.4)	B (14.2)	B (14.7)
Old Olive Street Road West at Pavilion Drive (<i>Side-Street Stop Control</i>)					
Eastbound Old Olive Street Road West Left-Turn	A (8.2)	A (8.2)	A (8.2)	A (8.3)	A (8.3)
Westbound Old Olive Street Road West Left-Turn	A (7.7)	A (7.7)	A (7.8)	A (7.8)	A (7.9)
Northbound Pavilion Drive Approach	B (10.5)	B (10.5)	B (11.1)	B (11.3)	B (12.0)
Southbound Office Driveway Approach	B (10.7)	B (10.7)	B (10.8)	B (11.1)	B (11.1)
Olive Boulevard at Old Olive Street Road West/Schnucks/Monsanto Entrance (<i>Signalized</i>) ¹					
Eastbound Olive Boulevard Approach	B (11.9)	B (12.4)	B (12.9)	B (15.8)	B (16.0)
Westbound Olive Boulevard Approach	A (8.0)	A (8.3)	A (8.5)	A (9.8)	A (9.9)
Northbound Schnucks/Monsanto Approach	C (27.9)	C (27.8)	C (27.5)	C (29.2)	C (29.2)
Southbound Old Olive Street Road West Approach	E (55.4)	E (56.9)	E (61.5)	E (75.4)	E (89.0)
95 th Percentile Southbound Queue	300 ft	315 ft	359 ft	416 ft	462 ft
Overall	B (17.0)	B (17.6)	B (18.8)	B (22.4)	B (24.9)
Olive Boulevard at Pavilion Drive/Monsanto Entrance (<i>Signalized</i>)					
Eastbound Olive Boulevard Approach	A (2.1)	A (2.2)	A (2.6)	A (2.5)	A (3.0)
Westbound Olive Boulevard Approach	B (11.2)	B (11.3)	B (12.8)	B (13.8)	B (14.2)
Northbound Monsanto Entrance Approach	B (13.4)	B (13.4)	B (13.4)	B (23.1)	B (23.1)
Southbound Pavilion Drive Approach	D (45.3)	D (46.4)	D (48.7)	D (46.7)	D (47.3)
Overall	A (7.2)	A (7.3)	A (8.7)	A (8.7)	A (9.3)

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

¹ SB RT lane assumed in Synchro to more accurately represent field conditions

Table 4 - Level of Service Comparison – Weekday PM Peak Hour					
Traffic Movement	Baseline 2013	2016 No-Build	2016 Build	2036 No-Build	2036 Build
Old Olive Street Road West at Proposed Development South Driveway (<i>right-in/right-out</i>)					
Eastbound Development Driveway Right-Out			B (12.3)		B (12.9)
Old Olive Street Road West at Proposed Development North Driveway (<i>Side-Street Stop Control</i>)					
Eastbound Development Exit approach			B (13.9)		B (14.6)
Northbound Old Olive Street Road West Left-Turn			A (9.0)		A (9.2)
Olive Boulevard at Willow Brook Drive (<i>Side-Street Stop Control</i>)					
Eastbound Old Olive Street Road West Left-Turn	A (8.8)	A (8.8)	A (9.1)	A (9.1)	A (9.4)
Westbound Old Olive Street Road West Left-Turn	A (7.7)	A (7.7)	A (7.8)	A (7.8)	A (7.8)
Northbound Office Access Approach	B (10.7)	B (10.8)	B (11.5)	B (11.2)	B (13.1)
Southbound Willow Brook Drive Approach	B (12.8)	B (12.9)	B (14.0)	B (14.0)	C (15.3)
Old Olive Street Road West at Pavilion Drive (<i>Side-Street Stop Control</i>)					
Eastbound Old Olive Street Road West Left-Turn	A (8.2)	A (8.2)	A (8.2)	A (8.3)	A (8.4)
Westbound Old Olive Street Road West Left-Turn	A (7.9)	A (7.9)	A (8.0)	A (8.0)	A (8.1)
Northbound Pavilion Drive Approach	B (12.5)	B (12.6)	C (15.5)	C (13.8)	C (15.2)
Southbound Office Driveway Approach	B (13.7)	B (13.9)	B (14.2)	B (14.9)	C (15.2)
Olive Boulevard at Old Olive Street Road West/Schnucks/Monsanto Entrance (<i>Signalized</i>) ¹					
Eastbound Olive Boulevard Approach	C (30.7)	C (32.0)	D (43.2)	D (40.5)	D (52.7)
Westbound Olive Boulevard Approach	A (4.3)	A (3.9)	A (4.1)	B (14.7)	B (16.1)
Northbound Schnucks/Monsanto Approach	D (53.0)	D (53.0)	D (53.0)	E (55.6)	E (55.6)
Southbound Old Olive Street Road West Approach	F (258.6)	F (269.8)	F (291.6)	F (340.8)	F (362.3)
95 th Percentile Southbound Queue	713 ft	730 ft	771 ft	840 ft	881 ft
Overall	D (48.8)	D (50.5)	E (58.6)	E (68.0)	E (77.2)
Olive Boulevard at Pavilion Drive/Monsanto Entrance (<i>Signalized</i>)					
Eastbound Olive Boulevard Approach	A (3.4)	A (3.5)	A (4.3)	A (3.0)	A (3.7)
Westbound Olive Boulevard Approach	D (43.6)	D (47.5)	E (61.6)	E (83.4)	E (86.1)
Northbound Monsanto Entrance Approach	E (58.3)	E (58.3)	E (58.3)	E (74.0)	E (74.0)
Southbound Pavilion Drive Approach	E (71.2)	E (75.7)	F (91.3)	E (78.7)	F (97.5)
Overall	C (31.3)	C (33.8)	D (42.9)	E (55.2)	E (57.5)

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

¹ SB RT lane assumed in Synchro to more accurately represent field conditions

Table 5 Weekday Midday and Saturday Midday 2013 Baseline LOS		
Traffic Movement	Weekday Midday	Saturday Midday
Olive Boulevard at Old Olive Street Road West/Schnucks/Monsanto Entrance (Signalized) ¹		
Eastbound Olive Boulevard Approach	B (11.0)	A (7.1)
Westbound Olive Boulevard Approach	B (11.1)	A (8.0)
Northbound Schnucks/Monsanto Approach	C (29.3)	C (21.9)
Southbound Old Olive Street Road West Approach	E (67.1)	C (31.8)
Overall	C (23.2)	B (12.5)

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

¹ SB RT lane assumed in Synchro to more accurately represent field conditions

The following summarizes the operational conditions, field observations and constraints:

Old Olive Street Road West and Willow Brook Drive

- The unsignalized intersections of Old Olive Street Road West with Willow Brook Drive and Old Olive Street Road West with Pavilion Drive operate at highly desirable levels during the a.m. and p.m. peak hours. However, a utility pole is located in the northeast quadrant of Old Olive Street Road West and Willow Brook Drive. The pole is located within the sight triangle for southbound Willow Brook Drive motorists and can block the view of westbound vehicles for a brief period of time which creates a concern with the visibility.
- Willow Brook Drive is a St. Louis County maintained roadway serving a large residential area providing a connection between Old Olive Street Road West and Schuetz Road. The current traffic levels using Willow Brook Drive at Old Olive Street Road West are 140 vph and 195 vph in the a.m. and p.m. peak hours, respectively. Of those trips, 80% are southbound in the a.m. peak hour and 65% are northbound in the p.m. peak hour.
- A specific concern from the nearby residents is the ability to make a left-turn from Willow Brook Drive on to Old Olive Street Road West. As can be seen from Exhibit 1 the current traffic counts indicate that 25 southbound left-turns were made during the a.m. peak hour and 15 southbound left-turns were made during the p.m. peak hour. Since the southbound left-turn has to yield to all through and all turning movements along Old Olive Street Road West occasional delays can occur, but overall the southbound approach operates at highly desirable levels (i.e. LOS B). The delay for the southbound approach is 14 seconds or less per vehicle on average during all peak hours analyzed for the baseline and forecasted conditions.

Olive Boulevard and Spoede Road

- The westbound left-turns on Olive Boulevard at Spoede Road were observed occasionally queuing out of the existing left-turn lane and blocking the through lane during the p.m. peak hour. This is due to the back-to-back left-turn lane alignment between the Spoede Road and Old Olive Street Road West signalized intersections which does not allow for longer left-turn storage.

Olive Boulevard with Old Olive Street Road West & Schnucks/Monsanto

- The eastbound left-turns on Olive Boulevard at Old Olive Street Road West were observed frequently queuing out of the existing left-turn bay and blocking the through lane during the p.m. peak hour for the same reason noted above.
- The southbound approach of Old Olive Street Road West at Olive Boulevard operates with lengthy delays during both peak hours.
 - The heavy southbound right-turn volume is allotted a relatively small amount of green time in contrast with relatively long cycle lengths provided in the timing plans overall.
 - The analysis software artificially increase the delays and degrade the LOS reported in the tables for the southbound approach as well as overestimating the southbound queues. The channelized island allows right-turn vehicles to maneuver around approximately three or four vehicles (approximately 100 feet) in the field, which is not properly accounted for by the analysis software. As a result, a short separate southbound right-turn lane was assumed in the Synchro analysis files. Even with this modification, the southbound queue lengths were still overestimated during the p.m. and the midday peak hours as compared to observed queue lengths in the field. The a.m. peak hour queue estimate appears to be reasonable.
 - The 95th Percentile queue from Synchro and maximum queues observed in the field are summarized in **Table 6**.
 - The Average (50th Percentile) queue from Synchro and the average field observed queues are summarized in **Table 7**.

Table 6 – Peak Queue Comparison Southbound Old Olive Street Road West at Olive Boulevard			
Condition	Left-Turn	Through	Right-Turn
95 th Percentile Peak Queues – AM Peak Hour			
Syncho 95 th Percentile Queue	133 foot	150 foot	268 foot
Observed Maximum Queue	150 foot	125 foot	250 foot
95 th Percentile Peak Queues – PM Peak Hour			
Syncho 95 th Percentile Queue	98 foot	79 foot	697 foot
Observed Maximum Queue	100 foot	75 foot	550 foot
95 th Percentile Peak Queues – Midday Peak Hour			
Syncho 95 th Percentile Queue	174 foot	99 foot	434 foot
Observed Maximum Queue	200 foot	100 foot	100 foot

Table 7 – Average Queue Comparison Southbound Old Olive Street Road West at Olive Boulevard			
Condition	Left-Turn	Through	Right-Turn
Average Queues – AM Peak Hour			
Syncho Average Estimate	73 foot	81 foot	99 foot
Observed Average Queues	75 foot	50 foot	100 foot
Average Queues – PM Peak Hour			
Syncho Average Estimate	48 foot	38 foot	475 foot
Observed Average Queues	50 foot	50 foot	250 foot
Average Queues – Midday Peak Hour			
Syncho Average Estimate	100 foot	52 foot	221 foot
Observed Average Queues	100 foot	50 foot	50 foot

Generally, the southbound right-turn vehicles can avoid the southbound left-turn and through queues, except for a few cycles during the a.m. peak hour where the through queue is long enough to block the right-turn lane. The heavy westbound through movement along Olive Boulevard limits the ability to make a southbound right-turn-on-red during the p.m. peak hour.

The weekday midday queues for the right turn were observed to be dramatically lower than those estimated by Synchro. This is primarily due to the fact that adequate gaps are more abundant in westbound Olive Boulevard during the midday peak hour. As a result, the weekday midday time frame is not considered to be problematic.

Olive Boulevard and Pavilion/Monsanto West Campus Drive

- The southbound approach of Pavilion at Olive Boulevard operates with less than desirable delays during the p.m. peak hour.
 - As mentioned, this is primarily due to a relatively small amount of green time allotted to the side-street with relatively long cycle lengths provided during the peak hour timing plans. The v/c ratio indicates that the appropriate number of lanes are already provided for Pavilion.

Recommendations to Improve Existing/Baseline Deficiencies

The following long-term improvements should be considered (by others) based on the **existing deficiencies** identified from our analysis and observations related to base and current traffic conditions. Widen Olive Boulevard to replace the back-to-back left-turn lanes with side-by-side left-turn lanes between Spoede Road and Old Olive Street Road West & Schnucks/Monsanto. This roadway improvement is expected to be very costly (in the millions of dollars) and would require utility relocations and/or right-of-way acquisition. The funds required to pay for a roadway improvement like this would require multiple agencies and/or major redevelopment.

In addition, the lengthening of the southbound right-turn lane (to provide additional storage in the southbound through lane) would provide some benefits, in that, right-turn vehicles could avoid the end of the through queue, but the limited gaps along Olive Boulevard would minimize the ability to reduce the right-turn queue lengths since the right-turns are generally able to avoid the through queues with the exception of a few cycles during the a.m. peak hour. Therefore, there may be limited benefits of that improvement, as it could go underutilized.

To improve the north-south approaches of Pavilion Drive, additional green time would be needed during the p.m. peak hour. The V/C ratio is below 0.9, indicating appropriate lanes, and the queue lengths are generally short (less than 200 feet).

Pedestrian facilities are also lacking along the west side of Old Olive Street Road West to the LaVerne Collins Park. A park is located at Old Olive Street Road West and Olive Boulevard and has future plans to include a paved path, gazebo and a flag pole monument. As noted above, Old Olive Street Road West serves Metro Bus routes 91 and 49, but does not have proper pedestrian accommodations along the west side, benches or shelters for transit riders.

Forecasted 2016 No-Build Conditions

As shown in the LOS **Tables 3, 4, and 5**, all of the study intersections are expected to have slightly degraded operations in the 2016 No-Build condition due to the minor increase in background traffic. The existing deficiencies would decline slightly by any additional traffic, if no roadway improvements are made. However, no additional improvements beyond those identified previously to address existing deficiencies would be necessary.

Recommendations for Development Access

After performing field observations along Old Olive Street Road West, it is clear that the closely spaced and offset access drives along with queuing from the signal at Olive Boulevard creates a large dilemma zone for motorists. Based on the minimal spacing between Ravenwood Lane and the proposed south driveway (approximately 130 feet), the general congestion and large dilemma zone, it is recommended that the proposed south entrance to the proposed redevelopment be limited to right-in/right-out. Limiting the access to right-in/right-out minimizes the turning conflicts in this area while allowing all existing turning movements to current businesses and homes, which is expected to be safer.

Forecasted 2016 Build Condition

As shown in the LOS Tables, all of the study intersections are expected to have slightly lower operations in the 2016 Build condition due to the minimal increase in trips due to the proposed development. The site driveways and the unsignalized intersections are expected to remain at highly desirable levels.

It should be noted that CBB considered the potential increases in trips on Willow Brook Drive due to the development. Based on the road system layout and the available non-residential destinations along Schuetz Road between Lindbergh Boulevard and Page Avenue, we anticipate a very low cut-through volume, with maybe 15 vph in the a.m. peak hour and 20 vph in the p.m. peak hour which could be an eastbound left-turn from Old Olive Street Road West to Willow Brook Drive or a southbound right-turns from Willow Brook Drive to Old Olive Street Road West.

Specifically, the southbound left-turn volume from Willow Brook Drive to Old Olive Street Road West would not increase due to the proposed development. The delay for the southbound approach exiting Willow Brook Drive is estimated to increase by 1.1 seconds due to the additional through traffic on Old Olive Street Road West associated with the proposed site which likely would not even be noticeable to the traveling public.

The existing deficiencies and inability to adequately serve the side-streets at the signals will be slightly worse with any additional traffic if roadway improvements are not made. Specifically, Synchro estimates that the southbound approach of Old Olive Street Road West at Olive Boulevard would be 41 to 44 feet longer (one or two additional vehicles) during the peak hours when compared to the 2016 No-Build condition.

The additional site traffic at the Pavilion Drive signal will require the use of more of the eastbound left-turn green time during the p.m. peak hour and will not allow as much re-allocation of the unused mainline left-turn green time back to the mainline; thereby degrading the westbound approach to LOS E. The site generated traffic represents a nominal 2.5% increase in the overall traffic at the intersection during the p.m. peak hour. It should be reiterated that the westbound approach has a current V/C over 1.0. The intersection of Olive Boulevard and Pavilion Drive operates at a LOS D overall. The v/c ratio for Pavilion Drive southbound remains well under 0.9 and is expected to have a short 95th percentile queue (approximately 200 feet). The logical remedy for the poor conditions would be to provide an additional through lane on Olive Boulevard, which would be considered to be a regional level improvement worthy of consideration separately from this redevelopment project.

As requested by MoDOT, this report also analyzed the traffic issues along the Olive Boulevard corridor in the study area. The additional traffic associated with the proposed development would have minimal impact on the existing operating conditions with the current movements experiencing poor operating conditions forecasted to continue to experience poor operating conditions. The roadway improvements necessary to solve the exiting deficiencies at the Old Olive Street Road West and Pavilion Drive signals are regional issues that no one development can be responsible for. These deficiencies exist today and will into the future, whether or not this project proceeds.

Forecasted Design-Year No-Build Conditions (2036)

As shown in the LOS Tables, all of the study intersections are expected to further decline in the 2036 No-Build Condition due to the relatively large increase in background traffic assumed. As can be seen, the overall levels as well as the westbound, northbound and southbound approaches will degrade to LOS E at the signalized intersections. A third lane would be necessary along Olive Boulevard to obtain acceptable levels during the p.m. peak hour. It should be reiterated that the 20-year design scenarios are included to provide a general idea of future conditions as a planning tool and should not dictate physical improvements for construction under permit where background traffic growth is the critical element. Due to capacity constraints, resulting congestion and the build-out of the surrounding area, the future traffic volume projections may not be realized.

Forecasted Design-Year Build Conditions (2036)

Again, the poor LOS and delays would remain if no system improvements are made. Additionally, the LOS and delay for the southbound approach is exacerbated with the addition of the site generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavilion Drive which gives preference to the east-west movements on Olive Boulevard.

As mentioned previously, CBB considered the potential increases in trips on Willow Brook Drive due to the development. We anticipate a very low cut-through volume, with maybe 15 vph in the a.m. peak hour and 20 vph in the p.m. peak hour which could be eastbound left-turns from Old Olive Street Road West to Willow Brook Drive or southbound right-turns from Willow Brook Drive to Old Olive Street Road West.

Specifically, the southbound left-turn volume from Willow Brook Drive to Old Olive Street Road West would not increase due to the proposed development. The delay for the southbound approach exiting Willow Brook Drive is estimated to increase by 1.3 seconds which likely would not even be noticeable to the traveling public.

Pedestrian Concerns Near the Site

During the scoping meeting with MoDOT, concerns were raised regarding the pedestrian/bike facilities along Old Olive Street Road West as well as the pedestrian connectivity to the Creve Coeur Pavilion commercial area on the east side of the road and LaVerne Collins Park. The City further indicated that the development needs to provide a “tangible public benefit” to meet zoning requirements for the proposed planned unit district. One such benefit would be to improve the Metro bus stop currently located in the northwest quadrant of Old Olive Street Road West with Willow Brook Drive. The proposed development also plans to provide sidewalks along the site frontage. **Exhibit A** illustrates a conceptual alternative for potential off-site pedestrian crossings.

As can be seen, the alternative has a pedestrian refuge island in the middle of Old Olive Street Road West so that pedestrians can cross the road in two stages. The concept also has the ability to accommodate a transit stop near the crossing if Metro is willing to relocate or condense the two

existing stops to one. It is recommended that the developer continue to coordinate with Metro to finalize a location for the transit stop location. The concept limits the south site driveway to a right-in/right-out and shifts the northbound through lane slightly to the east.

Based on observations, the southbound right-turn queue on Old Olive Street Road West from Olive Boulevard was observed to queue past Ravenwood Lane once during the p.m. peak hour. Driveways along the corridor are closely spaced and offset and many turns are made at each driveway. It is recommended that the median alternative be considered for the redevelopment plan so that the south site access drive is limited to right-in/right-out. Limiting the south site driveway to right-in/right-out eliminates the left-turn conflicts along Old Olive Street Road West between Ravenwood Lane and the south site driveway and the ability to turn left into Ravenwood Lane would remain similar as it does today.

Findings and Conclusions

The following may be concluded regarding the traffic impacts of the proposed redevelopment of the Hamilton Church site by Terra West Apartments.

1. The existing traffic volumes along Olive Boulevard are extremely heavy (near or exceeding 2,000 vph) for a roadway with two through lanes in each direction.
 - a. The back-to-back left-turn lanes along Olive Boulevard between Spoede Road and Old Olive Street Road West/Schnucks&Monsanto are problematic, and the left-turns frequently spill out of the turn bays in both directions during the p.m. peak hour. Side-by-side left-turn lanes are currently needed, but such an improvement is expected to be very costly and should not be the burden of any one development.
 - b. The southbound right-turn queue on Old Olive Street Road West experiences lengthy queues at the Olive Boulevard signal.
2. The LOS and delay for the northbound and southbound legs of Pavilion Drive and Old Olive Street Road West/Schnucks&Monsanto operate poorly in the baseline condition, 2016 No-build, 2016 Build, 2036 No-Build and 2036 Build conditions. This is attributed to the existing signal timing which gives preference to the east-west through movements on Olive Boulevard.
 - a. The proposed development has minimal impact to the study intersections.
 - b. The volume to capacity (v/c) ratio for Pavilion Drive is less than 0.9 which indicates that construction of additional lanes is not necessary to improve the LOS and delay of the intersection. If approved by the Missouri Department of Transportation, the signals could be retimed so that the LOS equal to or better than LOS D and v/c ratios less than 0.9 could be attained for each approach.
 - c. The additional trips associated with the site are expected to extend the southbound Old Olive Street Road West queue by approximately 40 feet (one or two cars) in the peak hours.
 - d. The proposed development has little impact to the unsignalized study intersections along Old Olive Street Road West.
 - e. The development is expected to add a small number of right-turns (5 to 15 vph for each right-turn) at the Old Olive Street Road West connection with Lindbergh Boulevard. No change will be noticed at the Lindbergh Boulevard or Guelbreth Lane intersections.
 - f. Ultimately, an additional through lane on Olive Boulevard will be needed to provide acceptable levels of service during the p.m. peak hour if regional traffic volumes continue to grow. The proposed development has no impact on the need for this lane.

3. It is recommended that the proposed south site driveway be limited to right-in/right-out and a pedestrian crossing be provided similar to the concept illustrated on Exhibit A.

CBB considered the potential increases in trips on Willow Brook Drive due to the development. The current southbound left-turn volume is very low with 25 left-turns during the a.m. peak hour and 15 left-turns during the p.m. peak hour. We anticipate a very low cut-through volume, with maybe 15 vph in the a.m. peak hour and 20 vph in the p.m. peak hour. The roadway is a residential collector street and has plenty of reserve capacity to accommodate the small increase in trips. Furthermore, the traffic volumes will remain less than 250 vph, which is often referenced as an acceptable level for a residential collector road. Additionally, the delay for the southbound approach exiting Willow Brook Drive is estimated to increase by 1.1 to 1.3 seconds which likely would not even be noticeable to the traveling public.

As requested by MoDOT, this report also analyzed the traffic issues along the Olive Boulevard corridor in the study area. The additional traffic associated with the proposed development would have minimal impact on the existing operating conditions with the current movements experiencing poor operating conditions forecasted to continue to experience poor operating conditions. The roadway improvements necessary to solve the existing deficiencies at the Old Olive Street Road West and Pavilion Drive signals are regional issues that no one development can be responsible for. These deficiencies exist today and will into the future, whether or not this project proceeds.

In summary, our analysis indicates that there is no need for physical improvements to the road system to accommodate the proposed development. However, the pedestrian crossing and limiting the proposed south drive to right-in/right-out should be considered.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed Terra West apartments and retail development in Creve Coeur, Missouri. Please contact our St. Louis office should you have any questions or comments concerning this material.

Sincerely,

A handwritten signature in black ink that reads "Lee Cannon".

Lee Cannon, P.E., PTOE
Senior Traffic Engineer
LCannon@CBBTraffic.com

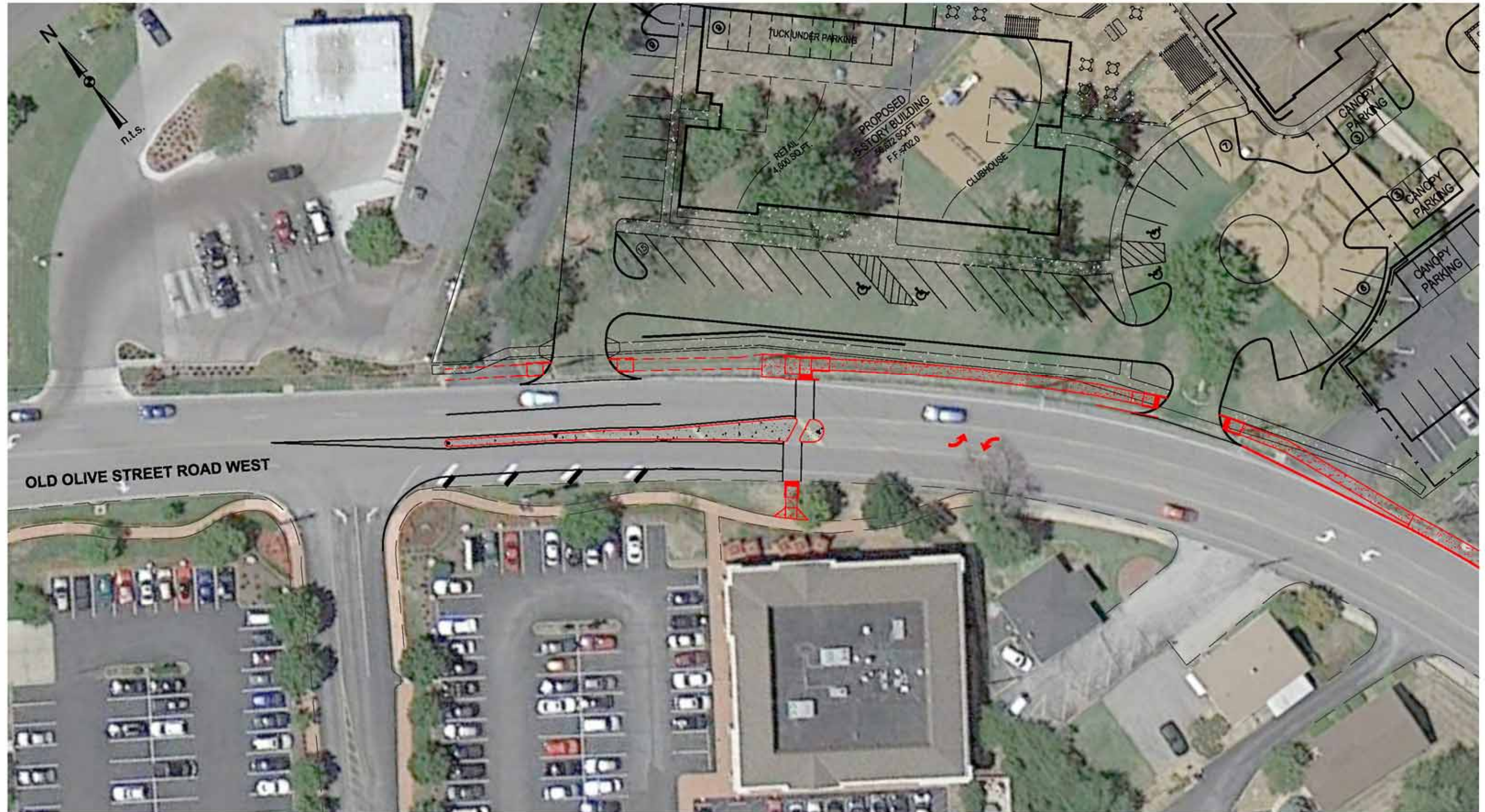


Exhibit A: Potential Off-Site Improvements

Job# 085-13
10/24/13

Missouri Department of Transportation

1590 Woodlake Drive
Chesterfield, Missouri 63017-5712
314.275.1500
Fax: 573.522.6475
1.888.ASK MODOT (275.6636)

To: Brian Rensing, P.E.

From: Justin Wagner

Date: November 13, 2013

Re: Response to Terra West Apartment Impact Study

Dear Mr. Rensing,

MoDOT has reviewed the impact study for the Terra West Apartment Complex, located on Old Olive Street Road West between Olive Blvd and Pavilion Dr. and have the following comments to offer:

- MoDOT concurs with the development to reduce the amount of access points from the site from three full access drives to two, one of them becoming a right in/right out only drive.
- MoDOT recommends extending the extending the portion of the median for the pedestrian mid-block crossing which is currently a relatively tiny slab of concrete into a more substantial median approximately 15 feet long as shown in the accompanying marked up sheet. This is to provide the pedestrian with a better sense of security.
 - What is the width of the mid-block crossing? We would prefer it be substainal enough to make the pedestrian feel comfortable.
 - How does the drainage of the road effect the crossing? It would not be desirable if it became a dirt collector.
- MoDOT recommends that the pedestrian mid-block crossing be squared up and will require the crossing to have the appropriate crossing signs and pavement markings installed.
- MoDOT recommends that the pavement markings in the middle of the road in front of the St. Louis Bread Company entrance be removed since seem to serve no purpose.
- MoDOT recommends that the two-way left turn lane from the concrete median up to the Terra West apartment complex be turned into a left turn lane since there is no other access points in that section of roadway.
- We recommend that the bus stop between the the Terra West develolment and Olive Blvd be relocated to be in front of the pedestrian mid block crossing. This is to give the pedestrian leaving the bus a place to cross the road.



- For the sidewalk extension from the Terra West development to the east, what is the extent of the extension?

Concerning the trip distribution:

- After reviewing the trip distribution we have a few concerns about the validity of the distribution of the vehicles.
 - o In the AM peak, leaving the site, there are projected to be 55 vehicles leaving. From there, 30 make the right turn onto Pavilion, and then 15 make the right turn onto Olive. The natural path would be for those vehicles to make a right from the development and then a right onto Olive.
 - o The same situation applies with vehicles wishing to head east on Olive in the morning. The natural path would be to make a right from the development, then a left onto Olive from the Old Olive @ MO 340 signal.
 - o These two conditions above, as they are currently portrayed in the study, would make the MO 340 @ Old Olive signal perform better than what may be reflected in the field. Please update the study to explore the option of the additional traffic hitting the MO 340 @ Old Olive signal instead of the Pavilion signal.

If there are any questions or concerns about this please let me know. These may not be all of our comments and there may be more in the future.

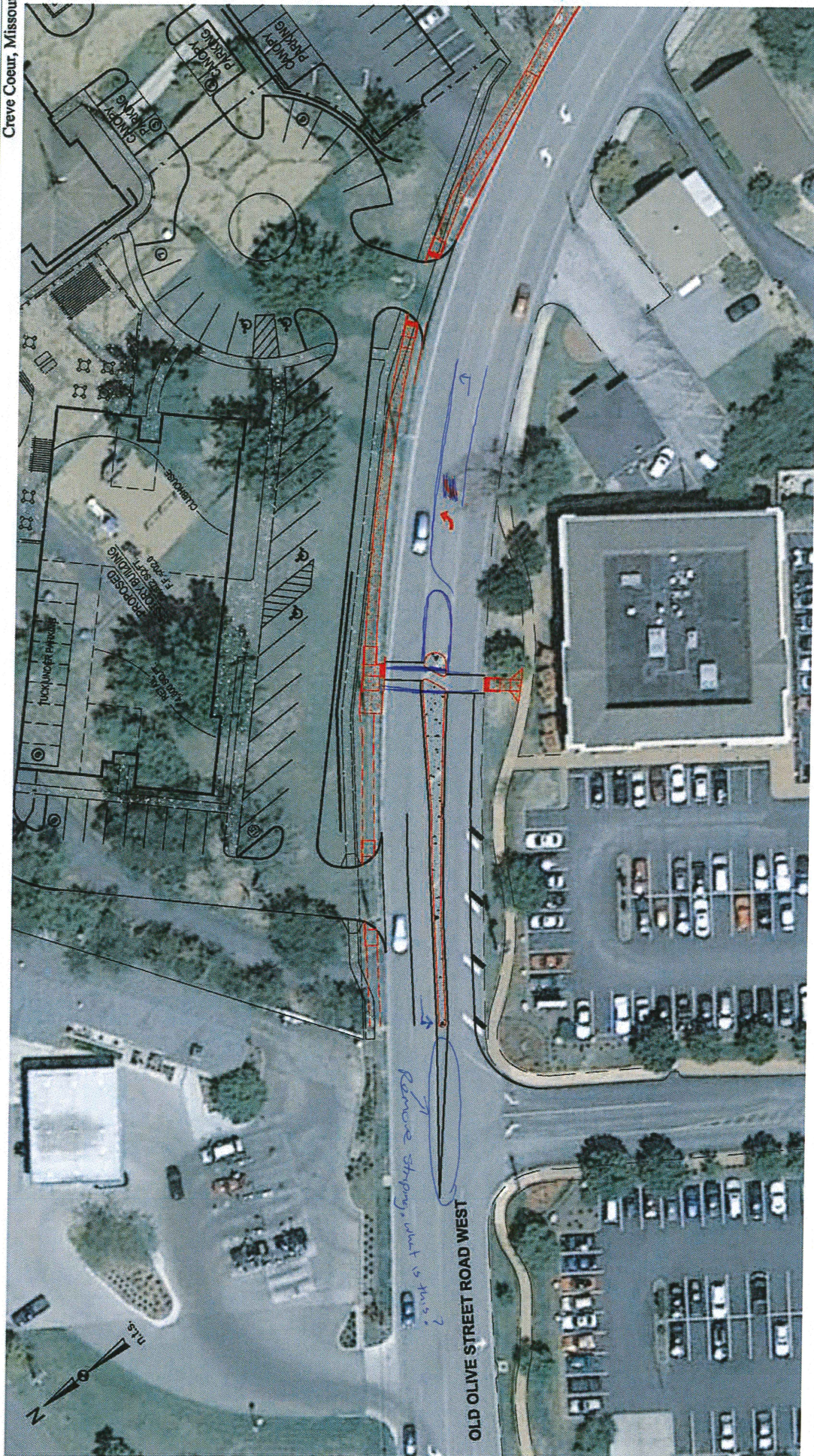


Exhibit A: Potential Off-Site Improvements

Job# 085-13
10/24/13



Brad Goss
Ph 314.719.3702
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November 15, 2013

Via Email Only

Paul Langdon
Director of Community Development
City of Creve Coeur, City Hall
300 N New Ballas Rd
Creve Coeur, MO 63141
plangdon@ci.creve-coeur.mo.us

Re: Terra West, LLC – Public Benefit

Dear Paul:

I understand that there has been discussion concerning the public benefit of the project proposed for the Hamilton Christian Church project located at 10545 Old Olive Street Road. I am summarizing below some of the public benefits that I believe the project provides for the community, which I believe are as follows:

1. We are establishing a pedestrian friendly environment in the absence of any such improvements currently on site by extending the walk along the perimeter of the property and providing a raised median in Old Olive Street Road with cross walks to allow pedestrians safe access to the AMC Center and restaurants.
2. We are improving the multi-modal transportation corridor by providing a transit shelter with architecturally coordinated finishes on the northeast corner of our site.
3. We are improving the storm water quality in the area by providing a water quality feature on the southeast corner of our property that will clean storm water that currently is running off site without any storm water quality control. This water quality feature is not mandated by MSD.
4. We are improving the storm water management in the area by providing onsite, underground detention, whereas the site currently lacks any storm water control such that storm water sheet flows off of the site onto adjoining properties.
5. We are providing a form of housing needed by the life sciences industry in the area that will help them grow this industry and attract jobs to Creve Coeur. The project's residential component has been singled out by representatives of

this industry as critical to their continued success as they compete nationally for qualified applicants to work at their facilities.

6. The Church property, given its current use, contributes no tax revenue to the City; this project puts the property back on the tax rolls, providing revenue for the City and other taxing districts.
7. The Church property is in decline and the building is not adaptable to another use; while whether the property is blighted is debatable, the current condition is not compatible with the finish and appearance of other commercial and residential developments in the City. The project addresses these conditions with buildings that are high finish, architecturally dynamic and with ancillary improvements that are positive for the project and surrounding neighborhood, such as the water feature, pathway and other amenities.
8. We are providing a catalyst for further improvement of the Old Olive Street corridor as desired by the Comprehensive Plan with a mixed use development that addresses a housing need lacking in the City and also providing some additional commercial services to the neighborhood.
9. The property contains approximately 8 acres of land. The project sets aside approximately 1.6 acres of land on the north and perimeter of the site that are not disturbed and are not fenced in, leaving them open, a condition that would not occur with a more intensively developed project or a typical commercial project.
10. The project appropriately balances the mix of uses surrounding the site and although part of the project is zoned "GC" General Commercial, as well as property to the east and west, uses of other neighboring properties are residential. The project appropriately balances these uses, provides compatible uses and significant buffering around the site, a creative reuse of the property that fits within the overall commercial and residential fabric of the surrounding neighborhood.

We believe that in the context of this site and the nature of this proposed project, the project does provide the additional public benefit that meets the spirit and requirements of the Planned Development zoning. If you should have any questions, please contact me.

Very truly yours,

SmithAmundsen LLC

By: 
Brad Goss

**AN ORDINANCE AUTHORIZING A CHANGE OF ZONING FROM
“GC” GENERAL COMMERCIAL AND R-3 RESIDENTIAL TO “PRD” PLANNED
RESIDENTIAL DEVELOPMENT AND APPROVING A SITE DEVELOPMENT PLAN FOR 8.05
ACRES LOCATED AT 10545 OLD OLIVE STREET ROAD AND 1010 KING HENRY COURT.**

WHEREAS, Mr. Brad Goss, of Smith Amundsen, L.L.C., representing Terra West, L.L.C., has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning on the 2.4 acres located at 10545 Old Olive Street Road, zoned “GC” General Commercial and the 5.65 acres located at 1010 King Henry Court, zoned St. Louis County “R-3,” to “PRD” Planned Residential Development; and,

WHEREAS, in accordance with Sections 405.390 and 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject property to the Department of Community Development; and,

WHEREAS, the “PRD” Planned Residential Development district is a Planned Zoning District that will allow an unique residential and small, service-commercial development subject to certain criteria in Section 405.390, Planned Zoning Districts, of the Zoning Code; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 21, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the rezoning at its meeting on November 18, 2013; and

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

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

WHEREAS, the City Council further finds that the proposed development is eligible for consideration under the planned zoning district process, because it could not be approved under any other Zoning District and the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of Section 405.390, the substantial incorporation of the design criteria for the applicable district type identified in Section 405.390 and the provision of substantial tangible public benefits to the City; and

WHEREAS, the City Council further finds that the proposed development meets the applicable design criteria, in that:

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- (1) Adjoining areas are predominately residential or institutional.
- (2) Housing densities will not exceed six (6) units per acre for new single-family residential nor thirty (30) units per acre for new multi-family residential, excluding areas located in a 100-year floodplain.
- (3) It 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 meet the applicable sky exposure plane requirement.
- (4) The floor area ratio (FAR) does not exceed six-tenths (0.6).
- (5) It provides a buffer yard of twenty-five (25) feet on all sides that abut the single-family development, that does not contain any impervious surface and will be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (6) No new residential building will be located closer than twenty (20) feet to any property line or any required buffer yard.
- (7) No new commercial building will be located closer than forty (40) feet to any required buffer yard.
- (8) It balances increased structure densities for the subject property with more cohesive and organized open space.
- (9) It improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
- (10) It provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer and parks and recreation facilities.
- (11) It utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (12) It places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in Section 405.390.
- (13) It provides effective landscaping or screening in or around the separate developments within the PRD.
- (14) It provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (15) It functionally 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.

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and

WHEREAS, the City Council further finds that:

1. The proposed development is in harmony with the general purpose and intent of the Zoning Code and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan.
2. 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.
3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
4. Existing or proposed utility services are adequate for the proposed development.
5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
8. The proposed development preserves any significant architectural and environmental features of the property.
9. Operating and delivery hours are compatible with adjacent land uses.
10. 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.
11. The proposed development complies with all other applicable codes and ordinances.
12. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.
13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per [Section 405.390\(B\)](#);

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property located at 10545 Old Olive Street Road, zoned "GC" General Commercial and the 5.65 acres located at 1010 King Henry Court, zoned St. Louis County "R-3," to "PRD"

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Planned Residential Development, subject to the conditions stated herein, which property is more specifically described as follows:

A Tract of Land being a part of Share A of Guelbreth's Subdivision situated in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, and the Southwest 1/4 of Section 36, Township 46 North, Range 5 East, being in the City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the common line between Sections 35 and 36 of Township 46 North, Range 5 East, said point being distant North 00°20'15" East 82.86 feet from a concrete monument found for the common South corner of said Sections and the Southeast corner of Lot 212 of Willow Brook Section 7 as per the plat thereof recorded in Plat Book 103 Page 44 of the St. Louis County records; said beginning point also being the Southwest corner of Lot 5 of Willow Brook Section 3 as per the plat thereof recorded in Plat Book 82 Page 50 of the St. Louis County records; thence departing the said section line with the South line of said Willow Brook Section 3, South 58°51'10" East 184.52 feet and South 77°23'25" East 367.27 feet to the Northeast corner of the herein described tract of land and being a corner of Willow Brook Condominium as recorded in Plat Book 187 Page 8 of the St. Louis County records; thence, Southerly, with the West line of said Willow Brook Condominium and the West line of a tract of land described in a deed to Willow Brook Medical Building, LLC recorded in Deed Book 12955 Page 639 of the St. Louis County records, South 00°21'30" West 457.75 feet to a point on the Northwest line of Old Olive Street Road, 60 feet wide; thence, with the Northwest line of said Old Olive Street Road, being 30' Northwest and parallel to the centerline thereof, the following courses and distances: South 55°12'06" West 150.86 feet, South 43°42'06" West 134.41 to a found iron rod, and South 35°16'06" West 143.32 feet to the Southernmost corner of the herein described tract of land; thence, departing said Old Olive Street Road with the North line of a tract of land described in a deed to Moller Properties, LLC recorded in Deed Book 18033 Page 483 of the St. Louis County records, North 35°00'06" West 187.50 feet to an angle point and South 74°43'51" West 101.39 feet to a point on the East line of Briarcliff Condominiums; thence with the East line of said Briarcliff Condominiums, being also the East line of Lot 5 of the Subdivision of the M.B. O'Reilly Farm recorded in Plat Book 9 Page 19 of the St. Louis County records, North 00°20'15" East 810.58 feet to the Point of Beginning and containing 8.05 Acres, more or less, according to a survey by THE STERLING COMPANY during the month of September, 2013 under order number 12-11-314.

SECTION 2: Purpose and General Description

The Planned Residential Development (PRD) district enacted through this ordinance (hereafter referred to as the Terra West PRD) is intended to provide for the orderly redevelopment of the vacated Hamilton Christian Church on Old Olive Street Road that is intended for a mix of attached single-family residences, multi-family residences, and limited service-commercial uses all within a transitional setting that is commercial on one side and residential on the opposite side. As such, the development seeks to provide buffer-yards in excess of the planned zoning district requirements and to direct the majority of the development and parking toward the center and southeast side of the property most distant from surrounding residences. Further, the development will utilize the most effective best practices for underground stormwater management available to ensure that any water leaving the site meets or exceeds all water quality standards of the Metropolitan St. Louis Sewer District. Finally, the development will utilize materials and a level of landscape design befitting the highest standard of multi-family housing such that buildings are finished with natural materials and extensive

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glazing, lighting is subdued and selectively aimed, parking areas are shaded and well-integrated into the landscape, and circulation is simple but safe and effective.

SECTION 3: Development Regulations

A. APPLICABILITY

Development within the Terra West PRD is subject to all applicable City ordinances, and the conditions that are contained in this section. Where the standards and regulations of this "PRD" Planned Residential Development ordinance and other City ordinances appear to be in conflict, the standards in this ordinance shall prevail.

B. PERMITTED AND ACCESSORY USES

A. *Permitted Uses* – The following uses, listed in Table A of Chapter 405, The Zoning Ordinance, are permitted in the Terra West PRD:

1. Attached single-family dwellings (Use Code CC814111).
2. Multi-family residential (Use Code CC814140)
3. Commercial uses listed in the attached Exhibit 1.

No other uses shall be allowed without further approval of the City.

C. FINAL PLAN REQUIREMENTS

1. *Generally* – The Terra West PRD shall be developed in substantial conformance with the following submitted documents which are attached hereto, collectively as Exhibit 2, except as modified by this ordinance:
 - “Site Development Plan” dated November 5, 2013, drawn by The Sterling Company, Inc.;
 - All multi-story building elevations, dated October 8, 2013, drawn by Humphreys & Partners, Architects, L.P.;
 - All “Carriage House” elevations, dated October 2, 2013, drawn by Humphreys & Partners, Architects, L.P.;
 - All detached garage elevations, dated November 13, 2013, drawn by Humphreys & Partners, Architects, L.P.;
 - All carport elevations, sealed on March 27, 2013 by James Ryan McClean on behalf of Humphreys & Partners, Architects, L.P.;
 - “Conceptual Landscape Plan” dated September 20, 2013, drawn by Waldbart & Sons Nursery;
2. *Plan Submittal Requirements* – Prior to the issuance of any permits for construction within the Terra West PRD, the developer shall submit the following plans for review and approval as follows:
 - a. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with all drawings attached hereto as Exhibit 2.

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- b. The applicant or assigned builder(s) are required to submit Building Permit applications for all structures, as required by Article II of the Building Code. Exterior elevations of all buildings and structures shall be in substantial conformance with all drawings attached hereto as Exhibit 2.
- c. Lighting Plans, showing locations of all exterior light fixtures, including wall-mounted decorative and security lighting, and photometrics shall be submitted to the Planning Division for review and approval in conformance with Section 405.680, Lighting, of the Zoning Code and as otherwise required herein.
- 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 Old Olive Street Road right-of-way.

D. SPECIFIC DEVELOPMENT REQUIREMENTS

- 1. Transit Shelter – A transit shelter on the applicant's Old Olive Street Road frontage and adjacent to the crosswalk required herein shall be completed prior to the issuance of a final certificate of occupancy for the principle structure, subject to the issuance of a building permit on the recommendation of the Planning and Zoning Commission. Said shelter shall be unique in design and not include any signs except those providing transit route and fare information. In the event that the transit authority refuses to authorize a transit shelter on the frontage of the applicant's property, the applicant shall not be held in violation of this ordinance.
- 2. Sidewalks – A sidewalk shall be provided across the full width of the street frontage and connecting all access points into the project to the street frontage.
- 3. Crosswalks and Right-of-Way Improvements
 - a. A median shall be constructed as shown in "Exhibit A: Potential Off-Site Improvements" contained in the Traffic Impact Study, Proposed Terra West Apartments and Commercial Development" prepared by Crawford, Bunte, Brammeier, Inc., dated November 4, 2013, except as otherwise directed by the Missouri Department of Transportation.
 - b. A crosswalk shall be installed across Old Olive Street Road that passes through the median required herein and connects the sidewalks on both sides of the street. The location of the crosswalk shall be approximately midway between the two driveways for the project, except as otherwise directed by the Missouri Department of Transportation.
 - c. All public and private cross-walks to be constructed by the developer of the Terra West PRD shall utilize colored and textured concrete and flush curbing.
 - d. Any substantial change to the design of the public right-of-way improvements required by this ordinance shall be reviewed and approved by the Planning Commission following proper notice being served to the public and prior to securing any permits for construction.

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4. Fences – All fences shall comply with Chapter 405, The Zoning Ordinance, except as follows:
 - a. All lands immediately north of the northernmost retaining wall shown on the “Site Development Plan” dated November 5, 2013, drawn by The Sterling Company, Inc., shall remain unsecured and not fenced in any manner.
 - b. All fencing shall be ornamental in design and not comprised of chain-link, woven wire or any other form of flexible material.
 - c. All fencing shall be metal and anodized black or similar color; no unfinished metal shall be permitted.
5. Signs – All signs shall be installed in conformance with Article 8, Sign Regulations, of the Zoning Code.
6. Lighting Requirements – All exterior lighting shall be in conformance with Section 405-680, Lighting, of the Zoning Code, except as follows:
 - a. Exterior lighting shall be provided in all parking areas, but is not required in common drive aisles.
 - b. 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.
 - c. In no case shall on-site lighting standards or fixtures exceed twenty feet (20') in height, as measured from the adjacent grade.
 - d. 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.
7. Miscellaneous
 - a. Any trash enclosures located outside of the principle buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
 - b. The existing buildings comprising the former Hamilton Christian Church shall be demolished within one year of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
 - c. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
 - d. 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.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter. The ordinance and the approved development plan shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued. The development plan shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject

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property and no use or development, other than temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.

ADOPTED THIS _____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems														C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multifamily Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														C
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P
238150	Glass and Glazing Contractors														C
238210	Electrical Contractors and Other Wiring Installation Contractors														C
238220	Plumbing, Heating, and Air-Conditioning Contractors														C
238310	Drywall and Insulation Contractors														C
238320	Painting and Wall Covering Contractors														C
238330	Flooring Contractors														C
238340	Tile and Terrazzo Contractors														C
238350	Finish Carpentry Contractors														C
238390	Other Building Finishing Contractors														C
238990	All Other Specialty Trade Contractors														C
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P	P	P
311340	Nonchocolate Confectionery Manufacturing										P	P	P		P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334613	Blank Magnetic and Optical Recording Media Manufacturing														P
334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing											P	P	P	P
335110	Electric Lamp Bulb and Part Manufacturing														P
335121	Residential Electric Lighting Fixture Manufacturing														P
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
335129	Other Lighting Equipment Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335221	Household Cooking Appliance Manufacturing														P
335222	Household Refrigerator and Home Freezer Manufacturing														P
335224	Household Laundry Equipment Manufacturing														P
335228	Other Major Household Appliance Manufacturing														P
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335911	Storage Battery Manufacturing														P
335912	Primary Battery Manufacturing														P
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
336111	Automobile Manufacturing														C
336112	Light Truck and Utility Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C
336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
441310	Automotive Parts and Accessories Stores										C	C	C	C	C
441320	Tire Dealers												C	C	C
CC442100	All Drive-In and Drive-Through Services (excluding Food Services)											C	C	C	C
442110	Furniture Stores										P	P	P	P	C
442210	Floor Covering Stores										P	P	P	P	C
442291	Window Treatment Stores										P	P	P	P	P
442299	All Other Home Furnishings Stores										C	C	P	P	P
443141	Household Appliance Stores										C	C	P	P	P
443142	Electronics Stores										P	P	P	P	P
444110	Home Centers											C	C	C	P
444120	Paint and Wallpaper Stores										C	P	P	P	P
444130	Hardware Stores										P	P	P	P	P
444190	Other Building Material Dealers											C	C	C	P
444210	Outdoor Power Equipment Stores										C	C	C	P	P
444220	Nursery, Garden Center, and Farm Supply Stores										C			C	P
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P	P	P	P
445120	Convenience Stores								C		C	C	C	C	C
445210	Meat Markets										P	P	P	P	P
445220	Fish and Seafood Markets														P
445230	Fruit and Vegetable Markets										P	P	P	P	P
445291	Baked Goods Stores										P	P	P	P	P
445292	Confectionery and Nut Stores										P	P	P	P	P
445299	All Other Specialty Food Stores										P	P	P	P	P
445310	Beer, Wine, and Liquor Stores										P	P	P	P	P
446110	Pharmacies and Drug Stores							P	P		P	P	P	P	P
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P	P	P
446130	Optical Goods Stores										P	P	P	P	P
446191	Food (Health) Supplement Stores							P			P	P	P	P	P
446199	All Other Health and Personal Care Stores										P	P	P	P	P
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C
447190	Other Gasoline Stations											C	C	C	C
448110	Men's Clothing Stores										P	P	P	P	C
448120	Women's Clothing Stores										P	P	P	P	C
448130	Children's and Infants' Clothing Stores										P	P	P	P	C
448140	Family Clothing Stores										P	P	P	P	C
448150	Clothing Accessories Stores										P	P	P	P	C
448190	Other Clothing Stores										P	P	P	P	P
448210	Shoe Stores										P	P	P	P	P
448310	Jewelry Stores										P	P	P	P	C
448320	Luggage and Leather Goods Stores										P	P	P	P	C
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P
451120	Hobby, Toy, and Game Stores										P	P	P	P	P
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
451140	Musical Instrument and Supplies Stores										P	P	P	P	P
451211	Book Stores										P	P	P	P	P
451212	News Dealers and Newsstands								P		P	P	P	P	P
452111	Department Stores (except Discount Department Stores)										C	C	C	C	P
452112	Discount Department Stores										C	C	C	C	P
452910	Warehouse Clubs and Supercenters										C	C	C	C	P
452990	All Other General Merchandise Stores								C		C	C	C	C	P
453110	Florists							P			P	P	P	P	P
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods).										P	P	P	P	P
453910	Pet and Pet Supplies Stores										P	P	P	P	P
453920	Art Dealers										P	P	P	P	P
453930	Manufactured (Mobile) Home Dealers														C
453991	Tobacco Stores										P	P	P	P	P
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
454111	Electronic Shopping										P	P	P	P	P
454112	Electronic Auctions												P	P	P
454113	Mail-Order Houses														P
454210	Vending Machine Operators														P
454310	Fuel Dealers														C
454390	Other Direct Selling Establishments										P	P	P		
481112	Scheduled Freight Air Transportation														P
481219	Other Nonscheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
485119	Other Urban Transit Systems														P
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi Service														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation														C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation														P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														C
493120	Refrigerated Warehousing and Storage														C
493130	Farm Product Warehousing and Storage														
493190	Other Warehousing and Storage														
511110	Newspaper Publishers								P		P	P		P	P
511120	Periodical Publishers								P	P	P	P		P	P
511130	Book Publishers								P		P	P		P	P
511140	Directory and Mailing List Publishers								P		P	P		P	P
511191	Greeting Card Publishers								P		P	P		P	P
511199	All Other Publishers								P		P	P		P	P
511210	Software Publishers								P	P	P	P	P	P	P
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512210	Record Production								P	P			P	P	P
512220	Integrated Record Production/Distribution														P
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
515111	Radio Networks								C			C	C	C	C
515112	Radio Stations								C			C	C	C	C
515120	Television Broadcasting								C			C	C	C	C
515210	Cable and Other Subscription Programming								C			C	C	C	C
517110	Wired Telecommunications Carriers								C	C		C		C	C
517210	Wireless Telecommunications Carriers incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
517410	Satellite Telecommunications								C	C			C		C
517911	Telecommunications Resellers								C			P		P	P
517919	All Other Telecommunications								C				C		C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C
518210	Data Processing, Hosting, and Related Services								P	P		P		P	P
519110	News Syndicates								P			P		P	P
519120	Libraries and Archives						P		P	P	P	P	P	P	P
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P
519190	All Other Information Services								P	P		P		P	P
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
522120	Savings Institutions						C		C		C	C	C	C	C
522130	Credit Unions						C		C		C	C	C	C	C
522190	Other Depository Credit Intermediation								C			C		C	C
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P
522298	All Other Nondepository Credit Intermediation (incl. Pawnshops)														
522310	Mortgage and Nonmortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
523110	Investment Banking and Securities Dealing								P			P	P	P	
523120	Securities Brokerage								P		P	P	P	P	
523130	Commodity Contracts Dealing								P		P	P	P	P	
523140	Commodity Contracts Brokerage								P		P	P	P	P	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P			P		P	
523920	Portfolio Management								P		P	P	P	P	
523930	Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C
524292	Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)								P		P	P	P	P	P
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Nonresidential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	
532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
532220	Formal Wear and Costume Rental										P	P	P	P	C
532230	Video Tape and Disc Rental										P	P	P	P	C
532291	Home Health Equipment Rental										P	P	P	P	C
532292	Recreational Goods Rental										P	P	P	P	P
532299	All Other Consumer Goods Rental										C	C	C	C	C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P	P	P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
541410	Interior Design Services								P			P	P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P			P	P	P	P
541620	Environmental Consulting Services								P	P		P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P
541711	Research and Development in Biotechnology								P	P					P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P					P
541720	Research and Development in the Social Sciences and Humanities								P	P				P	
541810	Advertising Agencies								P			P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P
541840	Media Representatives								P			P	P	P	P
541850	Outdoor Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P				P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P
551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	
561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P
561421	Telephone Answering Services								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C
611110	Elementary and Secondary Schools	C	C	C	C	C	P								
611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development Training								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P
611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P			P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P					C		P
621511	Medical Laboratories							P					C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P				P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P							P
621999	All Other Miscellaneous Ambulatory Health Care Services							P					C	C	
622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes.	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P						P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P

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P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C	C	
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks							P				C	C	C	
713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C						C	C	C	
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)														P
721191	Bed-and-Breakfast Inns	C	C	C	C	C									
721310	Rooming and Boarding Houses						C	C							
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C
811111	General Automotive Repair												C		C
811112	Automotive Exhaust System Repair												C		C
811113	Automotive Transmission Repair												C		C
811118	Other Automotive Mechanical and Electrical Repair and Maintenance												C		C
811121	Automotive Body, Paint, and Interior Repair and Maintenance														C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
811122	Automotive Glass Replacement Shops												C		C
811191	Automotive Oil Change and Lubrication Shops												C	C	C
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
811211	Consumer Electronics Repair and Maintenance										C	C	C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P	P	P	P
811213	Communication Equipment Repair and Maintenance														P
811219	Other Electronic and Precision Equipment Repair and Maintenance												P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P
811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Reupholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair										P	P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops										P	P	P	P	P
812112	Beauty Salons										P	P	P	P	C
812113	Nail Salons										P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons, and Turkish baths)										P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries not associated with a place of worship and all Crematories	C					C					C			
812320	Drycleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program.										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers														P
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405.120) Services										P	P	P		P
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	
812930	Parking Lots and Garages													C	P
812990	All Other Personal Services										C	C	C	C	C
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

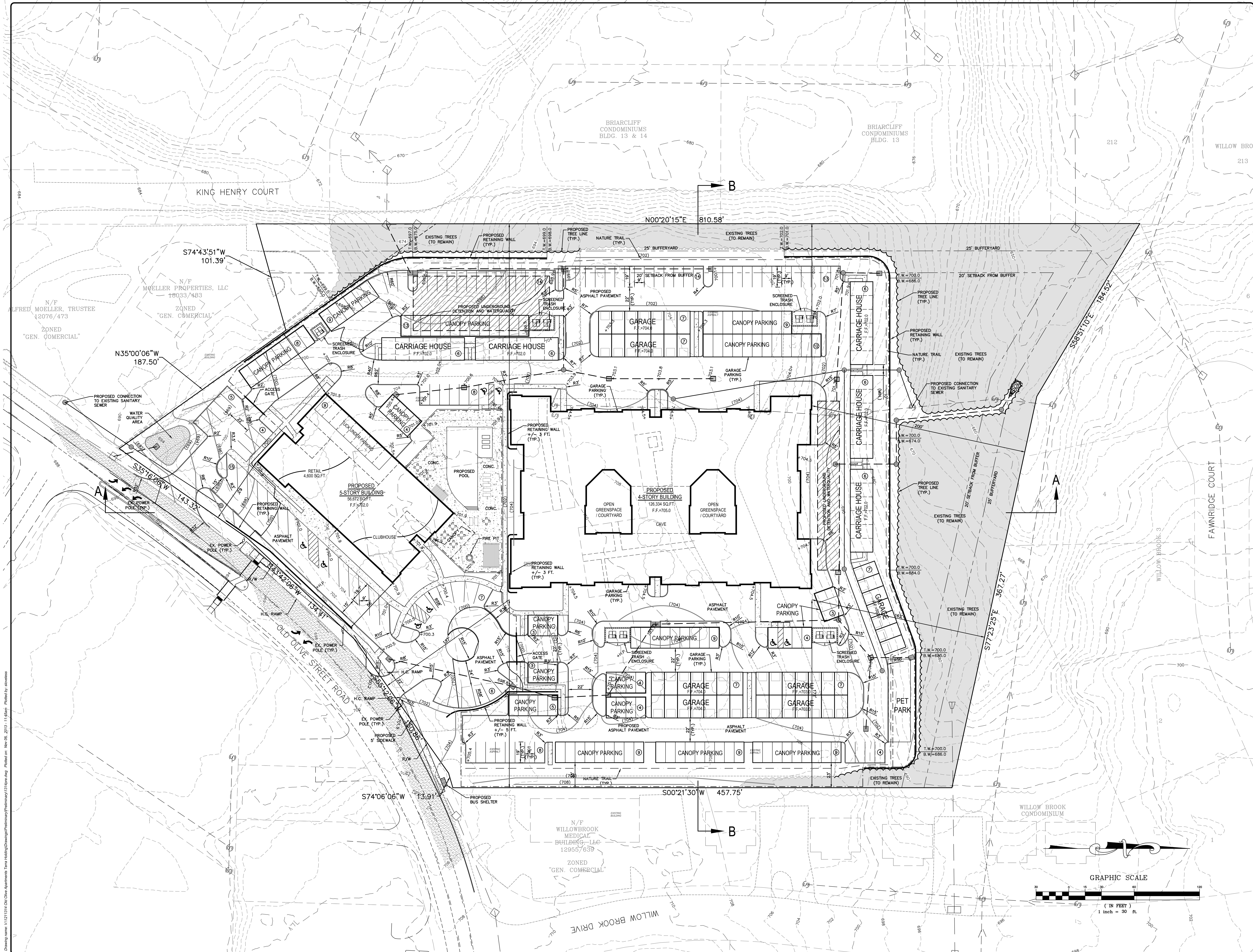
Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P			P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households-Single Family Residential	P	P	P	P		P								
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P									
CC814120	Low Density Multi-Family Residential (6 units per acre)					C									
CC814130	Medium Density Multi-Family Residential (20 units per acre)													P	
CC814140	High Density Multi-Family Residential (more than 20 units per acre)													C	
921110	Executive Offices								P	P		P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P
921190	Other General Government Support								P	P		P	P	P	P
922110	Courts								P				P	P	P
922120	Police Protection						P	P	P	P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P	P	P	
922160	Fire Protection						P		P	P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

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DATE	REVISIONS
11-1-2013	1. SUBMITTAL TO CITY OF CREVE COEUR
10-18-2013	2. CLIENT REVISIONS
10-21-2013	3. CLIENT REVISIONS
10-25-2013	4. CLIENT REVISIONS
11-5-2013	5. CLIENT REVISIONS

Terra West, LLC
5091 Baumgartner Road
St. Louis, Missouri 63129
Ph. (314) 487-9000
fx. (314) 487-6718

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129 6844
Ph. 314-487-9000
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Terra West Apartments
Creve Coeur, Missouri
SITE DEVELOPMENT PLAN

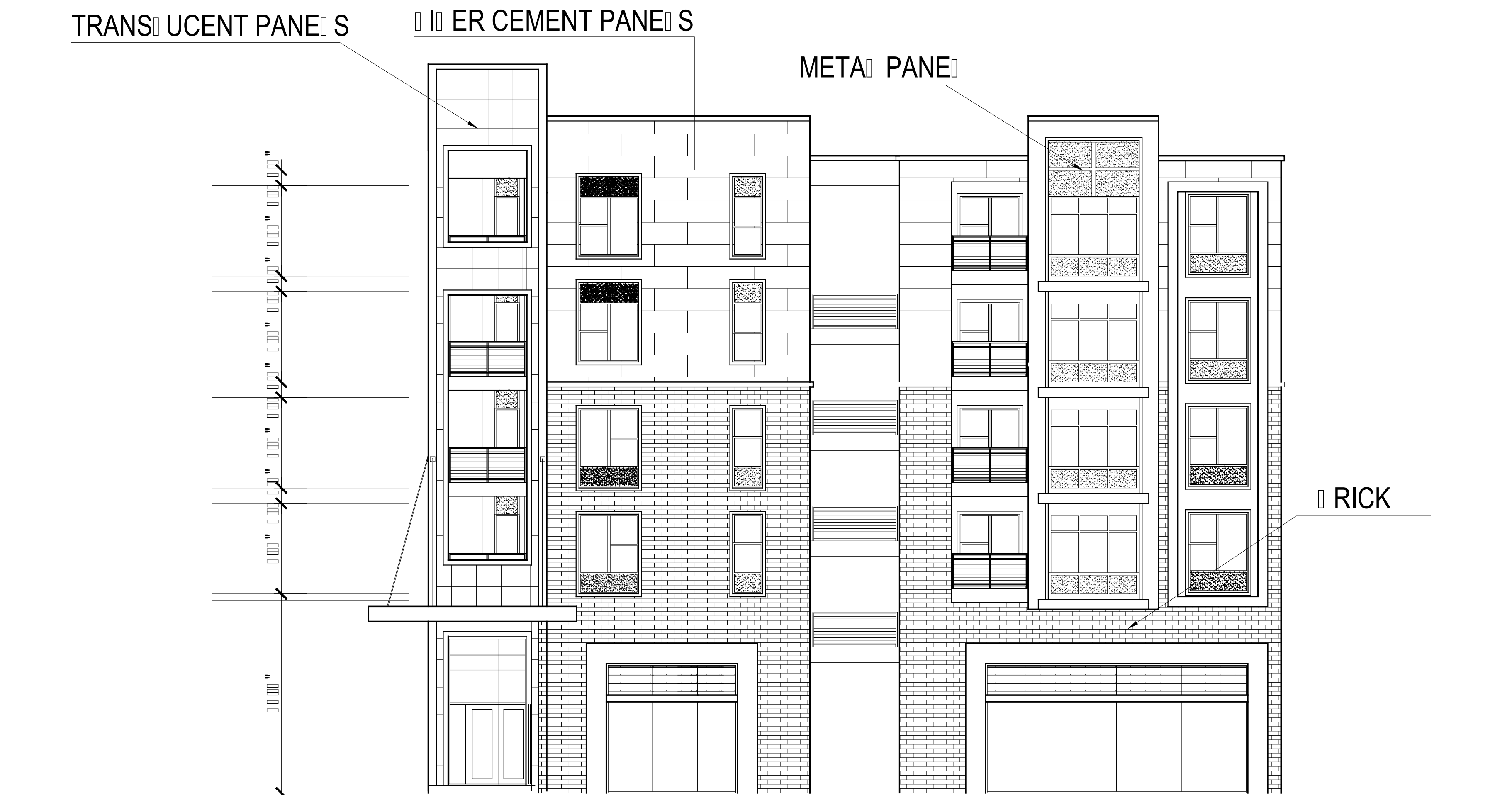
NOT APPROVED
FOR CONSTRUCTION!

Date: 11-1-2013
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number:
12-11-314

Date:
Nov. 5, 2013

Designed: Sheet
Drawn: **2.1**
Checked: PRE



EST ELEVATION

OLD OIL STREET TERRA HOLDING CREE COEUR MO

HPA

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SOUTH ELEVATION

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TERRA HOLDING
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11/11/13



EAST ELEVATION

OLD OIL STREET
TERRA HOLDING
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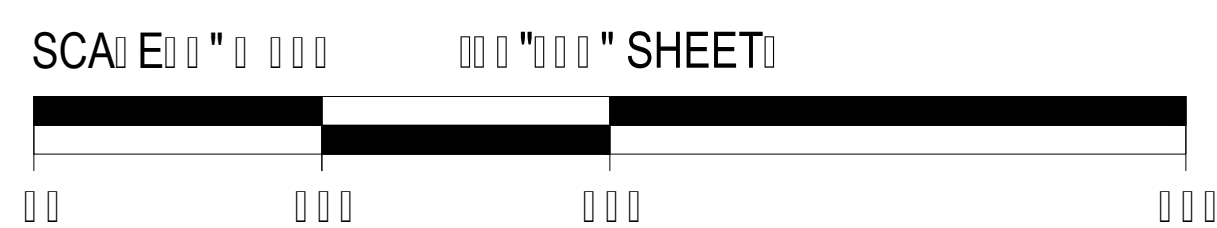
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BUILDING ELEVATION

ARCH

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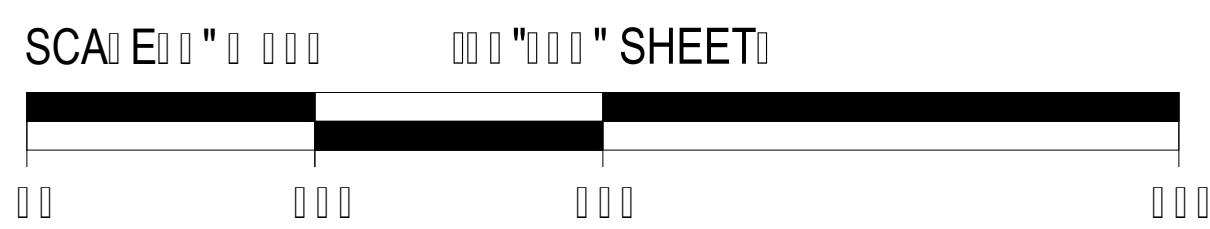
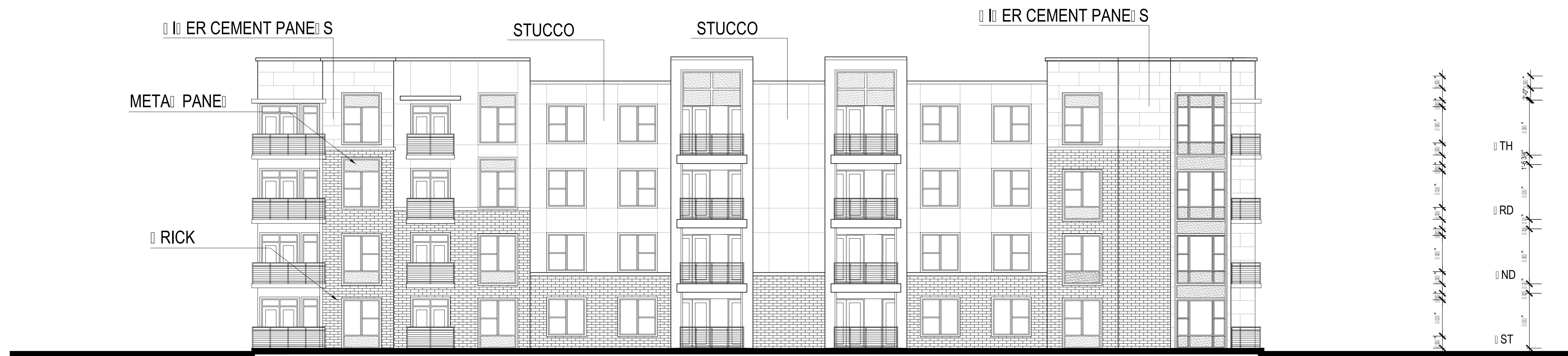
OLD OIL STREET
TERRA HOUSE BUILDING
CREATIVE COEUR MO

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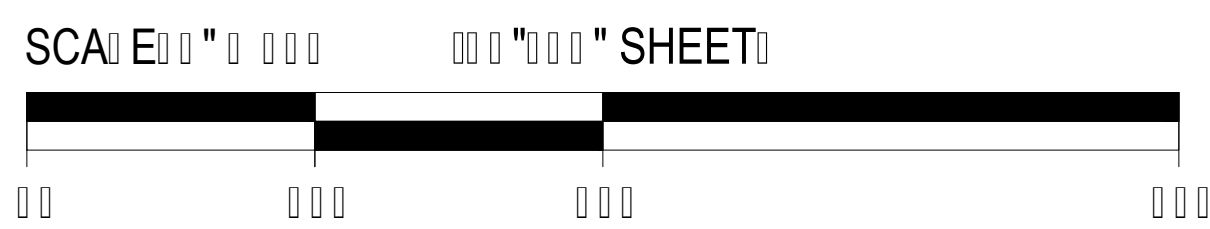
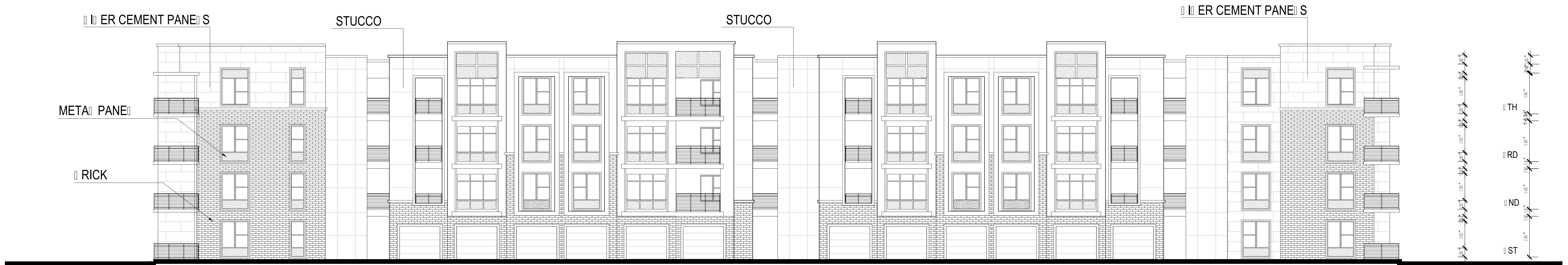
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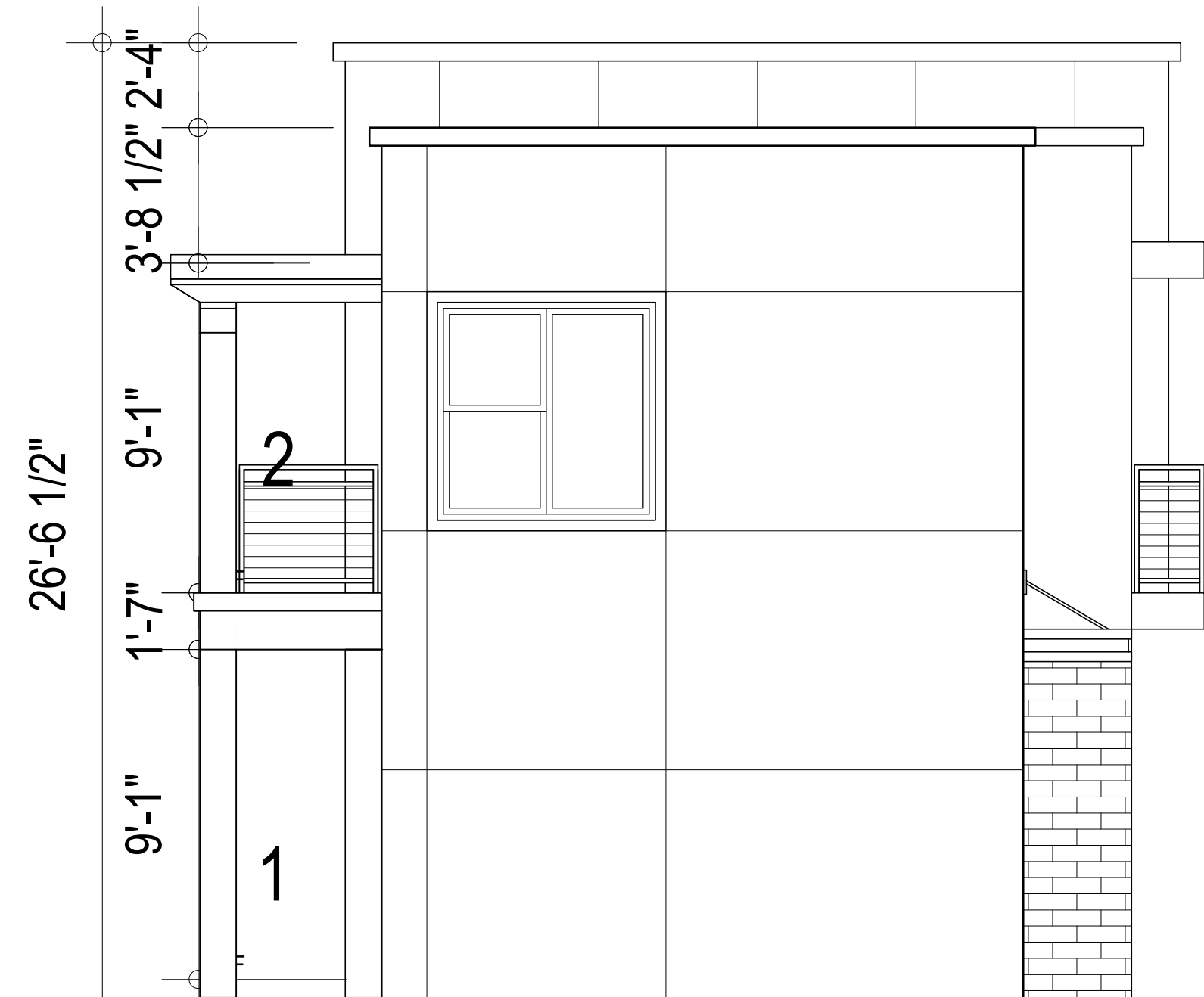




BUILDING EAST ELEVATION

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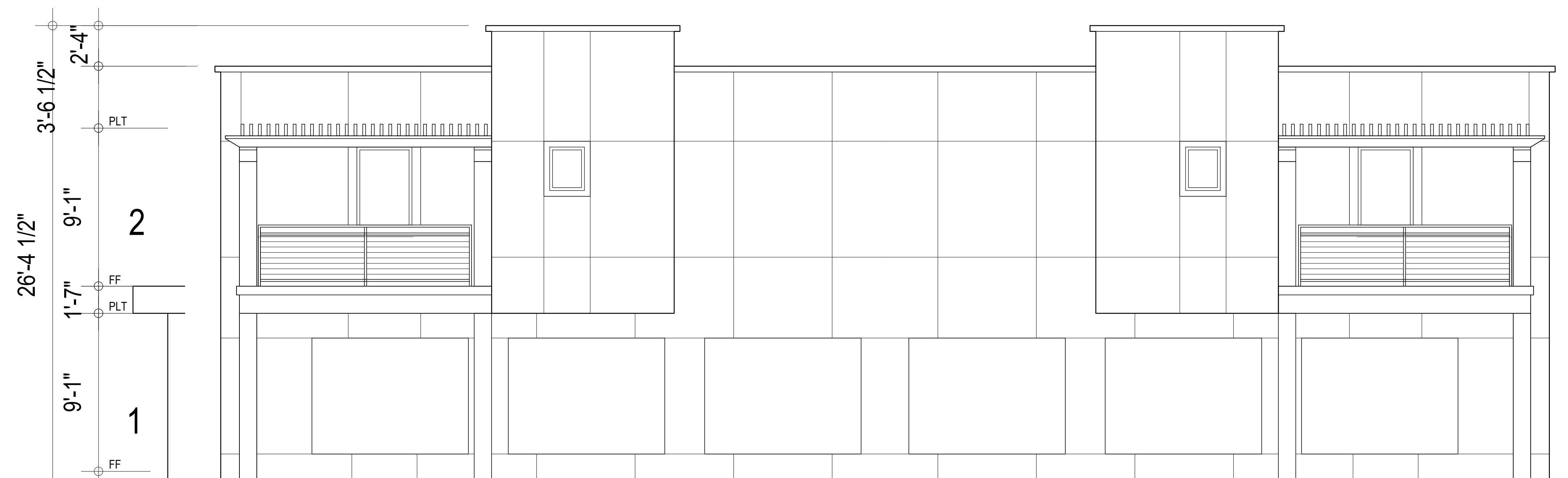
CARRIAGE HOUSE - LEFT ELEVATION
SCALE: 1/4" = 1'-0" (24"x36" SHEET)



CARRIAGE HOUSE - FRONT ELEVATION
SCALE: 1/4" = 1'-0" (24"x36" SHEET)

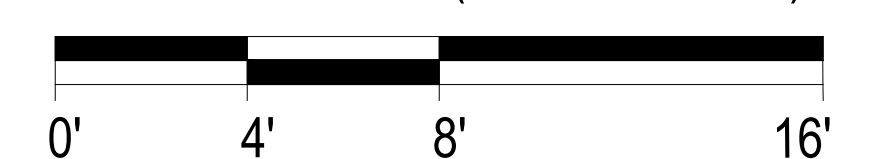


CARRIAGE HOUSE - RIGHT ELEVATION
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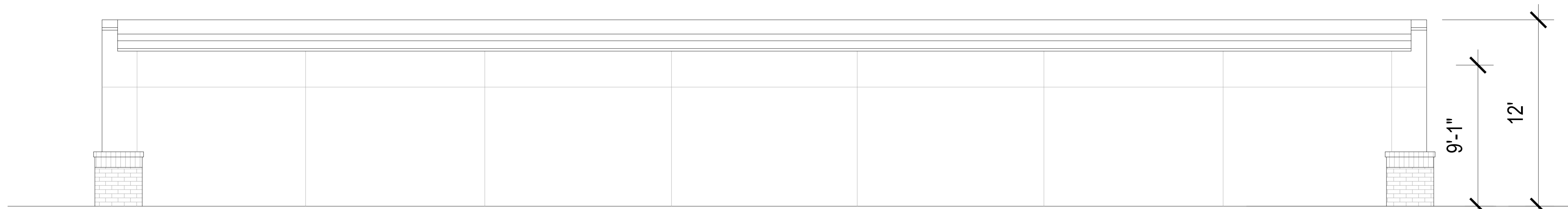
CARRIAGE HOUSE - REAR ELEVATION
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SCALE: 1/4"=1'-0" (24"x36" SHEET)

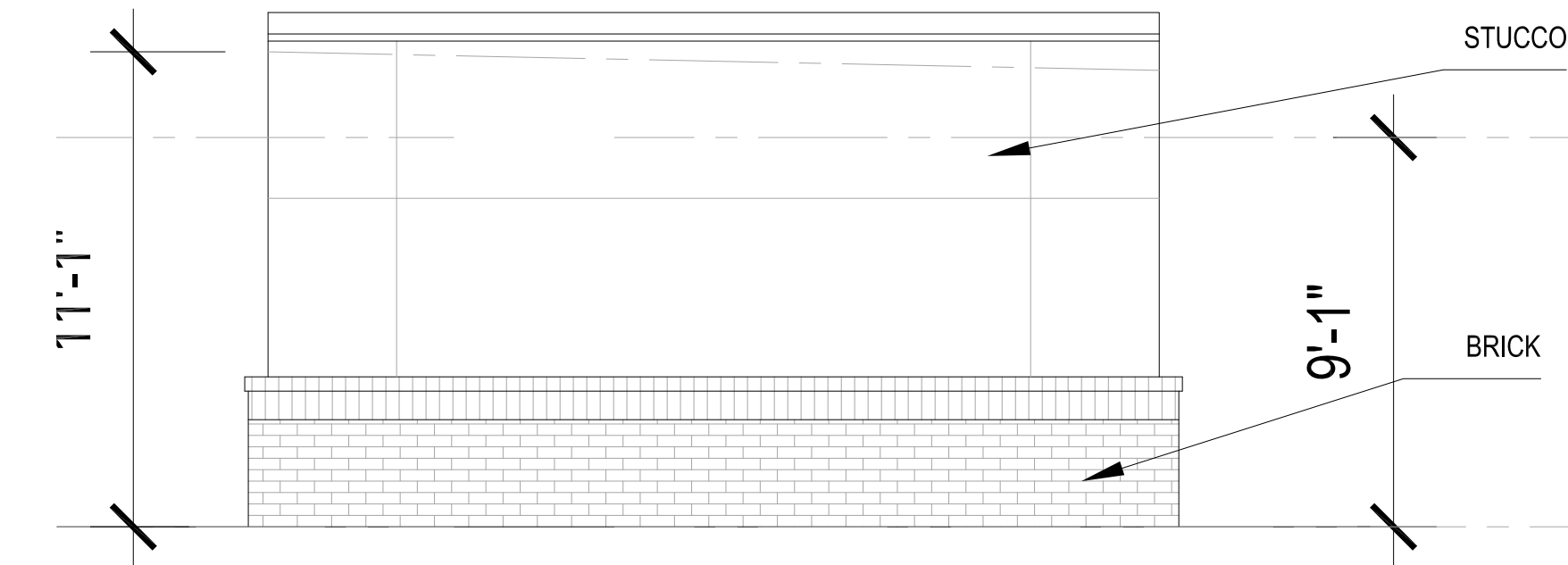


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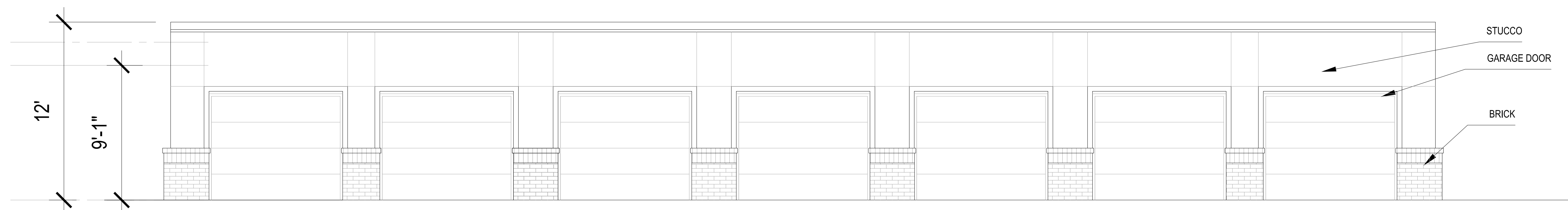




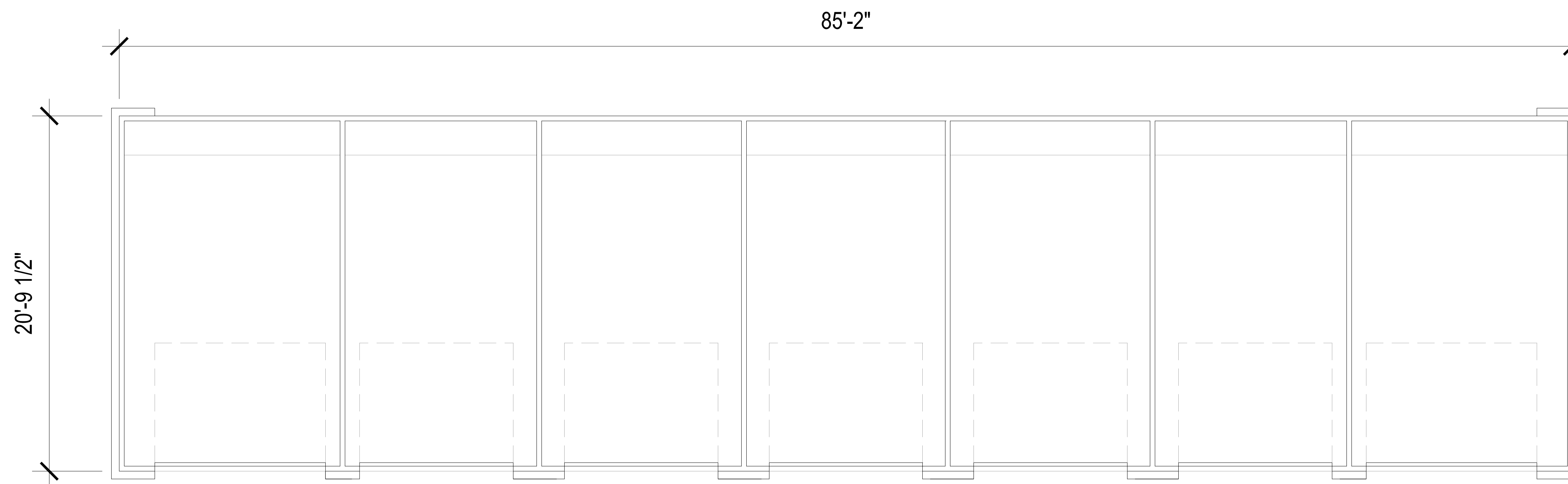
03 DETACHED GARAGE REAR ELEVATION
SCALE: 1/4"=1'-0"



04 DETACHED GARAGE END ELEVATION
SCALE: 1/4"=1'-0"

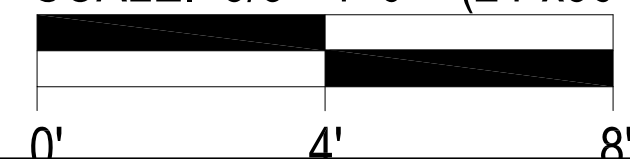


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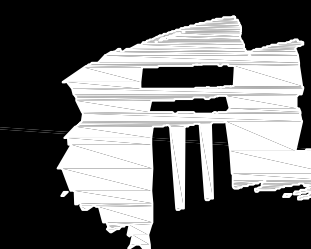


01 DETACHED GARAGE PLAN
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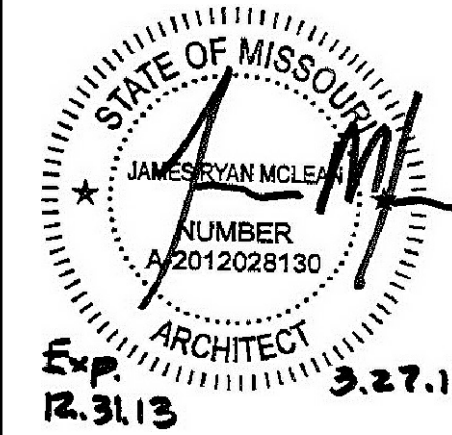
SCALE: 3/8"=1'-0" (24"x36" SHEET)



A910



THE RESERVE
AT FOUNTAINVIEW
SAINT CHARLES, MO
TERRA WEST



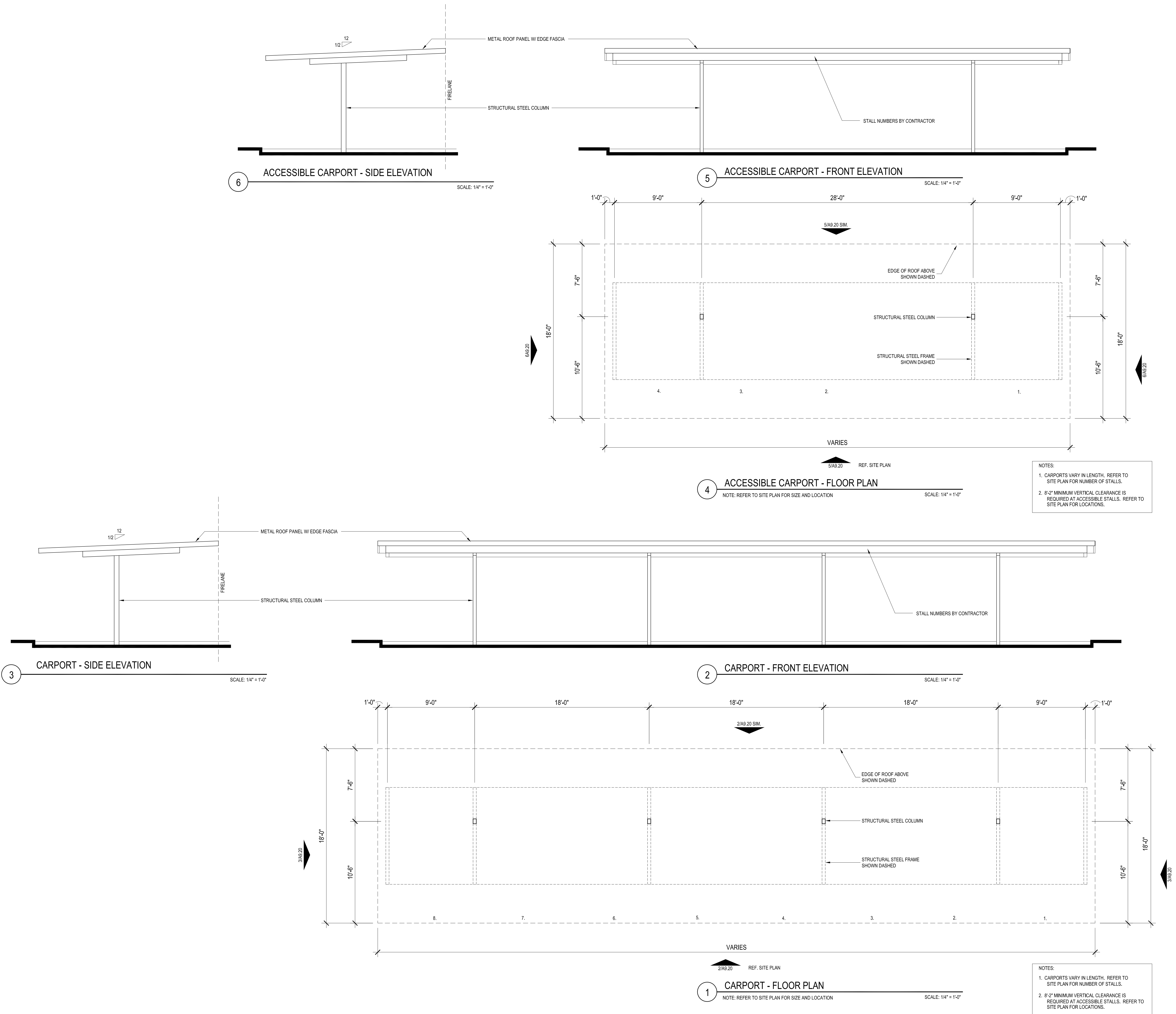
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SHEET CONTENTS:
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SHEET NO.

A9.20
11244

PERMIT SET



From: [JoEllen Reinwart](#)
To: [mayor_council](#); [Langdon, Paul](#); [Saunders, Scott](#); [jcgrim@stlmsd.com](#)
Cc: [jreinwart@charter.net](#); [LDH@benhurconstruction.com](#); [danisa2@sbcglobal.net](#); [jreinwart@charter.net](#); [jreiwart@charter.net](#); [clhick@sbcglobal.net](#); [vmyers7550@gmail.com](#); [suesinger@earthlink.net](#); [craigrd@sbcglobal.net](#); [wb@citizenkeen.com](#); [treasurer@willowbrookonline.net](#); [president@willowbrookonline.net](#); [jemn2drape@aol.com](#); [mikemcgovernstl@gmail.com](#); [pamize@sbcglobal.net](#); [sadykov@yahoo.com](#); [sarah.w.hancock@gmail.com](#); [mlbgraphic@earthlink.net](#); [cgsimpkin@att.net](#); [doloresfriesen@sbcglobal.net](#); [matzbros@aol.com](#)
Subject: Rezoning 10545 Old Olive St, Creve Coeur - Hamilton Church
Date: Tuesday, November 05, 2013 12:31:17 PM

Dear Mayer, et al,

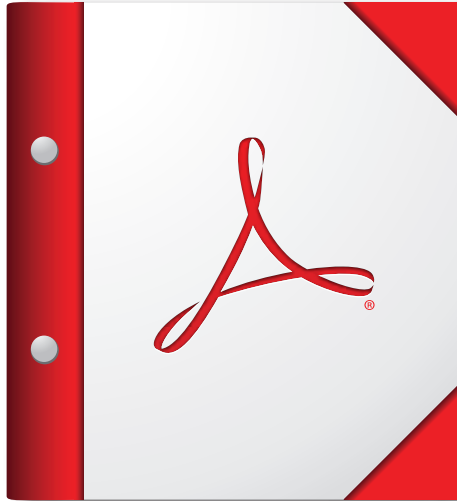
I was disappointed that the street study was not turned in on time for the meeting to include the Hamilton Church Property discussion. I am, however, going to try to engage some of our very neighborhood with information that something is in the works with the City of Creve Coeur and a Planned Residential Development that will forever change the architecture and lives within our corridor. I hope that many will come to the next meeting on Nov. 21st.

When I spoke to neighbors up the street yesterday, they were unaware that anything was happening with the property. The same when I called Willowbrook Condominiums, which share a side adjacent to the proposed project. This being said, it is sadly apathy that will let big corporations take over small neighborhoods, like ours. Also the trust of the people that the government will protect them from such travesty. Unfortunately, governing bodies are calling it progress and improvement. We call it sadness and irrevocable destruction of the land.

Please don't misconstrue that we are naïve enough to think that progress is not useful and necessary. We know the property will be developed and into something far more useful than the old church (and tax wise more lucrative, as well). What bothers me the most is the enormous size proposed to go onto the lot - the height exceeding anything before acceptable in our neighborhood, as well as bursting at the seams. In fact, the proposal includes reclaiming ground halfway down into the wooded gully behind the existing parking lot, building a 22 foot high wall, and then adding Carriage Houses where there used to be a free flowing creek bed through the woods. All this to add some more rental space; less the existing 100 foot trees, less concern for the environment, less privacy and natural buffers, all on reclaimed land. How does this get past P&Z? How is this progress? Is no one sitting on the Council sympathetic enough to ask why this is necessary for this property? Is there no other option for this location, or can't we wait for a better solution to build that is more compatible with the flow of the neighborhood?

Would you please consider the amount of space left at the end of the day for the renters to walk their dogs, watch the trees change color and let their children safely ride their bikes in the neighborhood adjacent. They will seek out Willowbrook Subdivision to take a Sunday stroll, since there will be no other green space for them to see from their bedroom apartment after they strip the rest of the trees from the lot. Please consider downsizing in any way possible to make this more appealing to blend into the area. Please, for the good of all concerned.

Thank you for your time,
JoEllen Reinwart
212 Stoney View Court
Creve Coeur, MO 63146
JoEllen Reinwart, WFCP, WCAA
JEM Personalized Interiors LLC
314-993-4884
www.jeminteriors.com
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**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-042 REZONING OF 10545 OLD OLIVE STREET ROAD TO "PRD"
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT AND SITE
DEVELOPMENT PLAN FOR A 182-UNIT RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: October 21, 2013

SUBJECT PROPERTY LOCATION: 10545 Old Olive Street Road, formerly the Hamilton Christian Church

REQUEST: An application has been submitted for the approval of the rezoning of 8.05 acres from R-3 (former St. Louis County zoning) and "GC" General Commercial to "PRD" Planned Residential Development District. The PRD zoning includes the site development plan for a 182-unit multi-family residential development with a commercial component of 4,600 square feet.

ADDITIONAL INFORMATION: The front section of the property that is the lot addressed as 10545 Old Olive Street Road was originally in the City of Creve Coeur is zoned "GC" General Commercial. The remaining two-thirds is a separate lot addressed as 1010 King Henry Court and was originally in unincorporated St. Louis County. The Church was built over both properties in 1962, and then the north lot was later annexed into the city. However, the zoning was never changed so 1010 King Henry Court lot remained R-3.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the project meet with the criteria for a Planned Residential Development?

Comp. Plan References

- Commerce Center Action Area

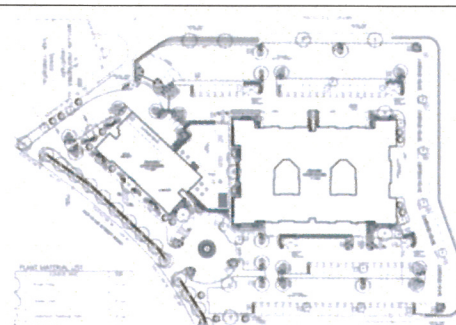
Zoning Code References

- Section 405.390(D)(2): Planned Residential Development "PRD"

APPLICANT: Brad Goss
SmithAmundsen, LLC
120 S. Central Ave. Suite 700
St. Louis, MO 63105

**PROPERTY OWNERS
UNDER CONTRACT:**

Terra West, LLC
5091 Baumgartner Road
St. Louis, MO 63129



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, MCP, City Planner

10/18/2013
Date

ATTACHMENTS: Applicant's Materials submitted September 20th, and Color Schemes submitted September 23rd
Public comment received on Application #13-024 Text Amendment to the PRD (most comments reflected on the proposed project)

PROPOSED PROJECT

The Applicant is seeking to rezone the 8.05 acres for a planned residential development that will contain a mix of commercial and residential uses. The housing consist of a variety of one and two bedroom units built in multi-story buildings, and carriage homes, ranging from 667 to 1,228 square feet in size. The commercial component will be located on the ground floor with 44 units on the upper floors of the five-story building along Old Olive Street Road. The main building in the center of the property will have 128 units, on four floors, and there are 10 units in the “carriage house” (units located above the garages) buildings along the north parking area. The Applicant does not currently have a proposed tenant for the commercial component at this time; the intent would be to allow for small scale neighborhood retail services, such as a yogurt shop, coffee shop, or office. Approximately 125 (38%) of the 330 required parking spaces are provided within either attached garages, detached garages, or tuck under parking. Proposed site coverage is 59.6%. While the project will be maintaining a large amount of the existing tree mass along the north, they are regarding and pushing the tree line northward.

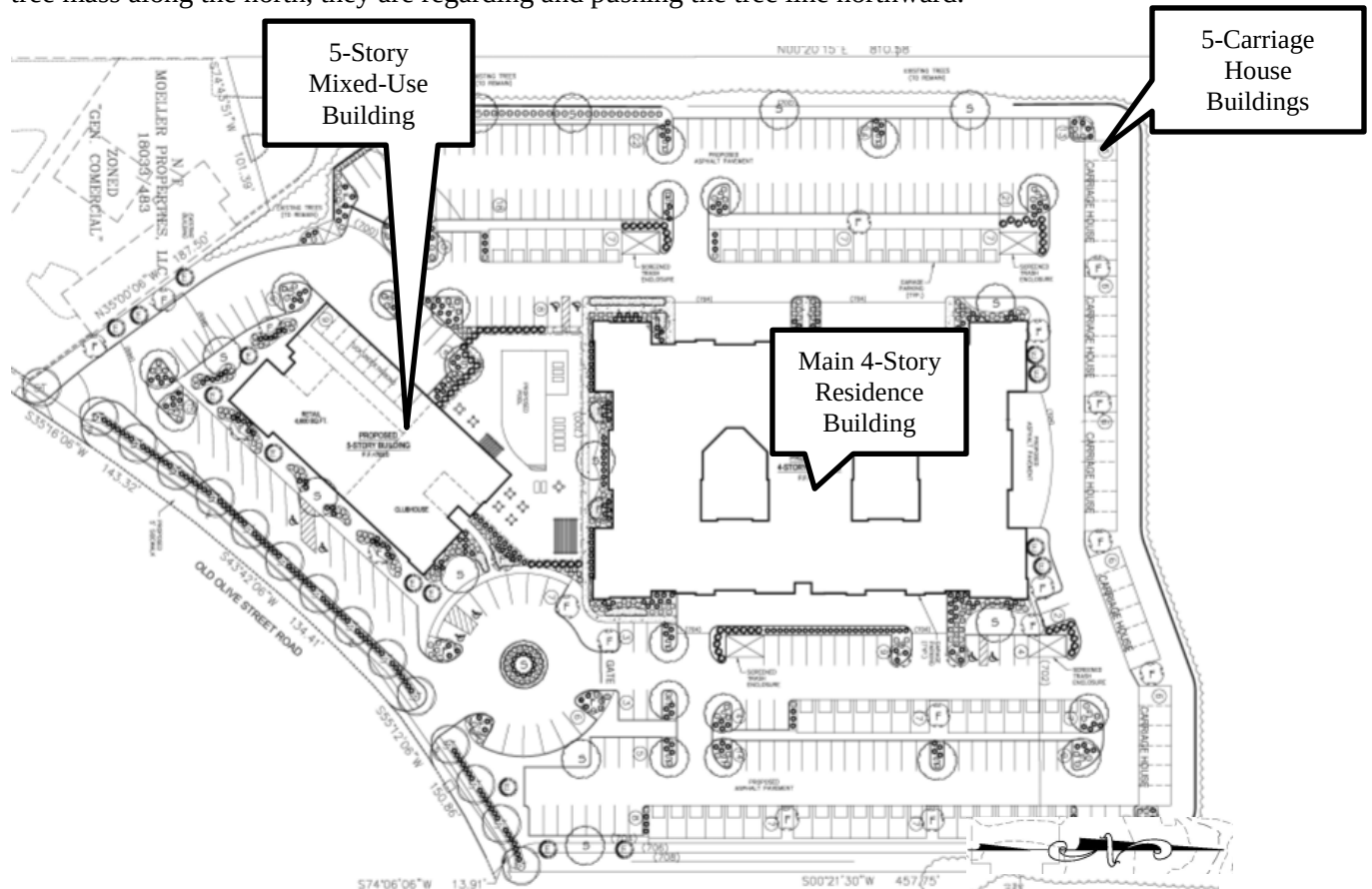


Figure 1: Proposed Landscape Plan with the main buildings indicated.



Figure 2: Elevation of the main residential building.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residential	St. Louis County R-2 and R-3	NA
South	Office and Retail	GC District	Old Olive Street Road
East	Residential Duplex; Medical Office Building	St. Louis County R-6; GC District	NA
West	Briarcliff Condominiums Multi-Family Residential; Waterways Gas/Car Wash	St. Louis County PEU R-2, R-6, R-6A; GC District	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.

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 the small commercial component and residential uses at the proposed density can be accomplished in the CB District, and the planned zoning districts: Planned Residential (Section 405-390.D.2.a). However, the proposal does not meet the CB District requirement that 50% of the parking must be provided underground or within a basement garage and that no unit shall be less than 750 sq. ft. 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 serve the growing demand of residential units in the area for the life science industry • It will infill a property in a distressed area with economically viable uses. • The pre-designed buildings are well thought out; and the small commercial component is intended for neighborhood services and limited to the mixed-use building along Old Olive Street Road (a commercial corridor).
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 and improved pedestrian connections along Old Olive Street Road, are the public benefit unique to this proposal. Further the Applicant is correcting the zoning of a vacant property, and the project provides a certain future in an area that is under pressure for redevelopment, while protecting the surrounding residential developments with a residential project. The proposed project will also maintain the large amount of existing trees that create a buffer to the residential developments to the north and west. Although Staff recognize that there remains a question of weighing these benefits as a “tangible public benefit”, Staff also believes there are enough factors and other opportunities present to warrant further review by the Planning Commission and City Council.

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard, just north of the Action Area 1.

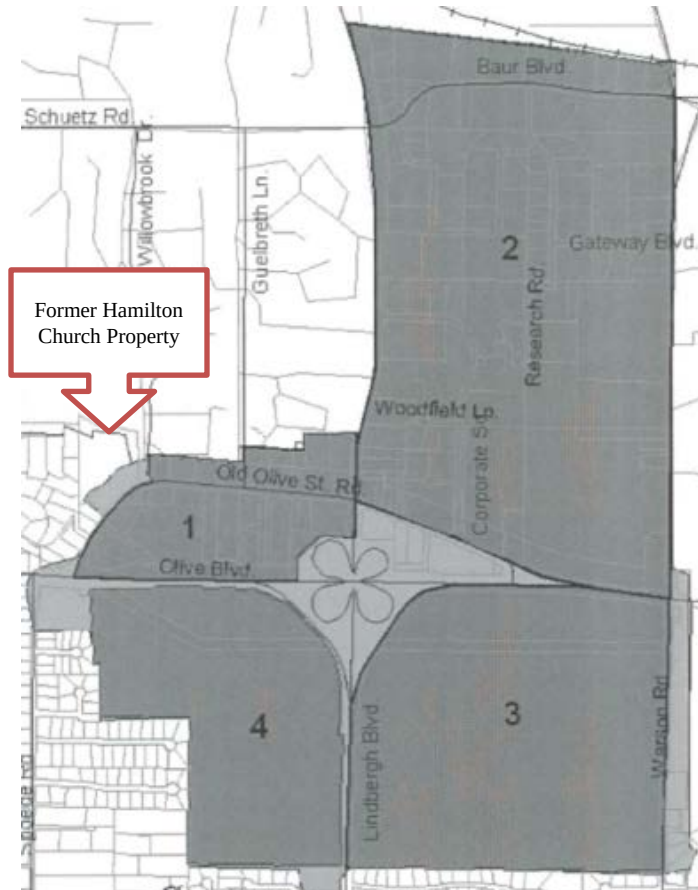


Figure 3: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated.

As was discussed in the prior “The Vanguard” project, the Comprehensive Plan does not provide much direction for this area. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section state:

3. Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement of the City’s Design Guidelines, and ensure that redevelopment plans include the “green line” park.

4. Upgrade the architectural quality of the building stock as businesses expand or redevelop.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, were many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the proposed and existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

Structures:

The Design Review Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoid spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Further the Design Guidelines provide specific recommendations for Multi-Family/Attached Residential Developments that encourage developments to respect the scale

and character of any residential neighborhood. And building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements, with individual dwelling units architecturally expressed. The applicant has submitted plans and sketches depicting the main buildings proposed for this development. The initial elevations indicate the use of corrugated metal panels, which were revised with fiber cement panels that allow for color options between a red/brick tone, blue and orange, and green. The project includes a new separated sidewalk on the property along Old Olive Street Road and within the development, as recommended by in the Pedestrian Plan to create a more pedestrian friendly atmosphere.

Overall, the project meets with all of the Design Guidelines recommendations, and is very similar in design with “The Vanguard” project down the street currently pending before City Council. However, it also recommends that Multi-Family Development shall provide underground parking or parking within a basement garage for at least 50% of the required vehicular parking. The applicant is proposing that 38% of the parking is provided in ground floor garages. Covered parking is an amenity, but too many garages lined in a row create an unpleasant canyon effect in the parking lot. Addressing this issue will involve clustering the buildings, varying the design of the garage buildings and/or mixing more landscape into the garage area. Note that the elevations for the detached garages have not been provided at this time. The Design Guidelines recommend that any 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.

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 Applicant will maintain 44% of the tree mass along the north property line to provide significant buffering for the residents to the north and west. Street Trees and landscaping are provided throughout the site, and along Old Olive Street Road. However, the scale and density of the landscaping at the south east and west corners need to be enhanced to focus the sense of arrival and screen the adjacent property to the east and west.

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 and multi-family residences surround the development on the east, west and north property lines, with the general commercial districts located along Old Olive Street Road, and for approximately 25% on the east and west property line.
(2) Housing densities may not exceed 6 units per acre for new single family residential nor 30 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 multi-family residences at 22.61 units per acre.
(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 met. The concept meets or exceeds all setback and buffer standards. The proposed site coverage is 59.6%, where 63% is the standard site coverage requirement for the commercial districts. The sky exposure plane requirement is met along the north where it abuts the single-family residences in St. Louis County
(4) The floor area ratio (FAR) shall not exceed 0.6. 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 met, where the proposed FAR is 0.55.
(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 abut 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. The proposal includes maintaining the existing tree mass along the north property line that will buffer the project by approximately 220 feet at the northwest corner and 46 feet at the north east corner.
(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.
(7) No new commercial building may be located closer than 40 feet to any required buffer yard.	Criterion met. The mixed-use building is located along Old Olive Street Road, adjacent to commercial development where no buffer is required.
(8) Balances increased structure densities for the subject property with more cohesive and organized open space.	The proposal places the highest density abutting the commercial corridor and then transitions toward residential, rather quickly, and maybe too quickly, in order to maintain the substantial existing tree mass, which can only be done by moving the density to the center.
(9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.	Criterion is partially met. The Applicant is providing for new pedestrian pathways throughout the site as well as along Old Olive Street Road, where currently there are no sidewalks. The control points for the private residences and the public spaces will be with a fence (although not currently shown on the drawings) and gates. The landscaping for the parking areas does need to be more thought out, and the area along Old Olive Street Road needs to be enhanced, as discussed above under the Landscaping Section of the Design Guidelines.
(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. The proposal is providing new sidewalk facilities along Old Olive Street Road. Staff recently met with the Applicant and MoDOT, where more elaborate facilities for pedestrians and transit riders were discussed, as well as the pedestrian connections to the Pavilion Shopping Center/Theater. The Applicant seemed willing

	to revise these based on the recommendations from the pending traffic study, and the Planning and Zoning Commission discussion. The project will have to meet with MSD requirements, and are providing an underground stormwater detention facility. Staff is not aware if the Fire District has reviewed the proposal at this time.
(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.	The transition from the main residential building and the carriage houses is seems stark, and should include additional landscaping. This may be accomplished in eliminating or reducing one of the buildings., thereby increase the preservation of the tree mass at the northeast corner where the project is closest to the adjoining residential property.
(14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.	Criterion is met.
(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 Applicant will be meeting with MSD requirements, with underground stormwater detention basin in order to maintain the existing landscape surrounding the property

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.	The development is in keeping with the general zoning and design expectations of the Zoning Code and the Comprehensive Plan, which calls for redevelopment of the area.
2. 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.	Staff has had initial scoping meeting with MoDOT and the Applicant's Traffic Engineer. However, the study has not been submitted to the City at the time of drafting this report. Staff recommends that the Commission not make a recommendation on the project until the Traffic Study has been reviewed.
3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.	Pedestrian connections are provided throughout the site. However, greater connection should be provided from the proposed sidewalk to the mixed-use building and from the circular parking drive area to the building.
4. Existing or proposed utility services are adequate for the proposed development.	All existing utilities are believed to be adequate.
5. 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 lighting plan indicates a small amount of light spillage of less than one candle foot along Old Olive Street Road, except for the 1.3 reading adjacent to the Waterway Car Wash. Specific lighting cut-sheets have not been provided, however all lighting shall be down cast and fully shielded per Section 405.680, 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 in Willowbrook Subdivision and Briarcliff Condominium Subdivision who are closest the proposed development. The main residential building and 5-story mixed-use building will have a greater visual impact in the area over the existing conditions.
6. 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, but could be further refined to distinguish it from The Vanguard project down the road. Further, the elevations of the accessory structures need to be provided, and, as discussed earlier, the parking garages should avoid creating the canyon effect in the parking lot, by clustering the buildings, varying the design of the garage buildings and/or mixing more landscape into the garage area.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.	The landscaping plan should be revised to address the concerns already discussed. Section 405.540: Landscaping requires that a minimum of 10 sq. ft. of interior landscaped area shall be provided within the parking lot for each three 350 sq. ft. of paved area within the parking lot including parking spaces and driving aisles. The Applicant has indicated that the total parking and drive lane area is 141,506 sq. ft. Required Landscaping is 4,043 sq. ft. and the proposed landscaping provides 23,349 sq. ft. Further the Section provides that there shall be a minimum of two deciduous shade trees, within and up to, every 100 linear feet of parking for each parking row. It appears that the trees within the parking areas do, in some cases, exceed 100 feet.
8 The proposed development preserves any significant architectural and environmental features of the property.	The only significant features that warrant protection on site are the stands of existing trees along the north and west, and these will be largely preserved.
9. Operating and delivery hours are compatible with adjacent land uses.	As the majority of the uses are residential, they are “operating” 24 hours per day, every day. However, as with most residences, 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. The commercial component is limited to along Old Olive Street Road and closest to the adjacent commercial uses in the area.
10. 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 project meets with the intent of the Comprehensive Plan and protects the adjoining residences from greater commercial uses in the area. Staff does not anticipate an adverse impact on the surrounding area. However, the Traffic Study has not been completed and any recommendations regarding traffic impact will need to be reviewed.
11. The proposed development complies with all other applicable codes and ordinances.	To the extent known at this level of design development, staff believes all other codes and ordinances have been addressed, however, the lighting plan should be revised meet with Section 405.680, and the Landscape Plan should be revised to meet with Section 405.540, as well as address the comments under the Design Guidelines.
12. 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 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.
13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405-390.B.	As discussed earlier, it is the Applicant’s contention that public benefits are derived from the adaptive use of this property consistent with the Comprehensive Plan, the pedestrian connections along Old Olive Street Road will be improved, the large amount of existing tree mass will be maintained, and the residential character of the area will be largely maintained, even though a large portion of the site is already zoned for commercial use.

	Further, providing more elaborate facilities for pedestrian and transit riders, as well as the appropriate level of connection to the Pavilion Shopping Center/Theater are also under consideration. 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. The Planned Zoning Districts were created 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.
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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 the lighting, arrangement and design of the parking garages, and landscaping should be revised. Staff recommends that the Commission hear from residents at the public hearing, provide direction on the appropriateness of the development for the zoning, overall compatibility of the project with the surrounding land uses, and identify areas for further staff analysis or for applicant adjustments to the proposal. Further, no decision should be made until the traffic study has been submitted and review, as it may also provide direction on the level of pedestrian and transit improvements needed. Therefore, Staff request that following presentations and disussion, 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 #13-042, the rezoning and site development plan for Terra West Planned Residential Development to November 4, 2013, to allow for resolution of issues, review of the traffic study, 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.

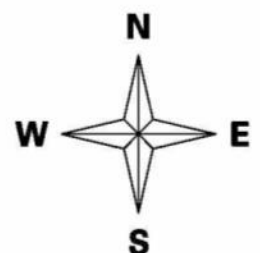
APPENDIX 3: AERIAL MAP



Property lines



10545 Old Olive Street Road
Formerly Hamilton Christian Church



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:10/02/2013
 A photograph showing a view looking southwest along Old Olive Street Road. The road is a two-lane asphalt road with a yellow center line. On the left side of the road, there is a brick building and some trees. On the right side, there is a grassy area with a yellow and black striped traffic sign. In the background, there are more trees and a cloudy sky.	Description: View looking southwest along Old Olive Street Road from the entrance of the church property.
 A photograph showing a view looking east along Old Olive Street Road. The road is a two-lane asphalt road with a yellow center line. On the left side of the road, there is a grassy area with a black car and a white car. On the right side, there is a grassy area with a black car. In the background, there are more trees and a cloudy sky.	Description: View looking east along Old Olive Street Road from the entrance of the church property.
 A photograph showing a view looking north at the existing tree mass from the existing church parking lot. The parking lot is a paved area with white lines. In the background, there is a large mass of trees and a cloudy sky.	Description: View looking north at the existing tree mass from the existing church parking lot.

	Description: View looking west from the northeast corner of the parking lot.
	Description: View looking west from closer into the north parking lot. Note the roofline of the closest resident.
	Description: View of the existing church building from across Old Olive Street Road.

Terra West Apartments

A TRACT OF LAND BEING A PART OF SHARE A OF GUELBRETH'S SUBDIVISION SITUATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 5 EAST, BEING IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

Site Development Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LADUE SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CREVE COEUR STANDARDS.
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF CREVE COEUR AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL 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.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CREVE COEUR AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.
- SOURCE OF TOPOGRAPHY - M.S.D. ORTHO TOPO.
- LANDSCAPING AND SITE LIGHTING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- NO SLOPES SHALL EXCEED 3 (horizontal) TO 1 (vertical) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY CITY OF CREVE COEUR.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF CREVE COEUR AND ADA STANDARDS.
- OWNER UNDER CONTRACT:
TERRA WEST APARTMENTS
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
- CURRENT OWNER: HAMILTON CHRISTIAN CHURCH
10545 OLD OLIVE STREET ROAD
CREVE COEUR, MO 63141

DEVELOPMENT NOTES:

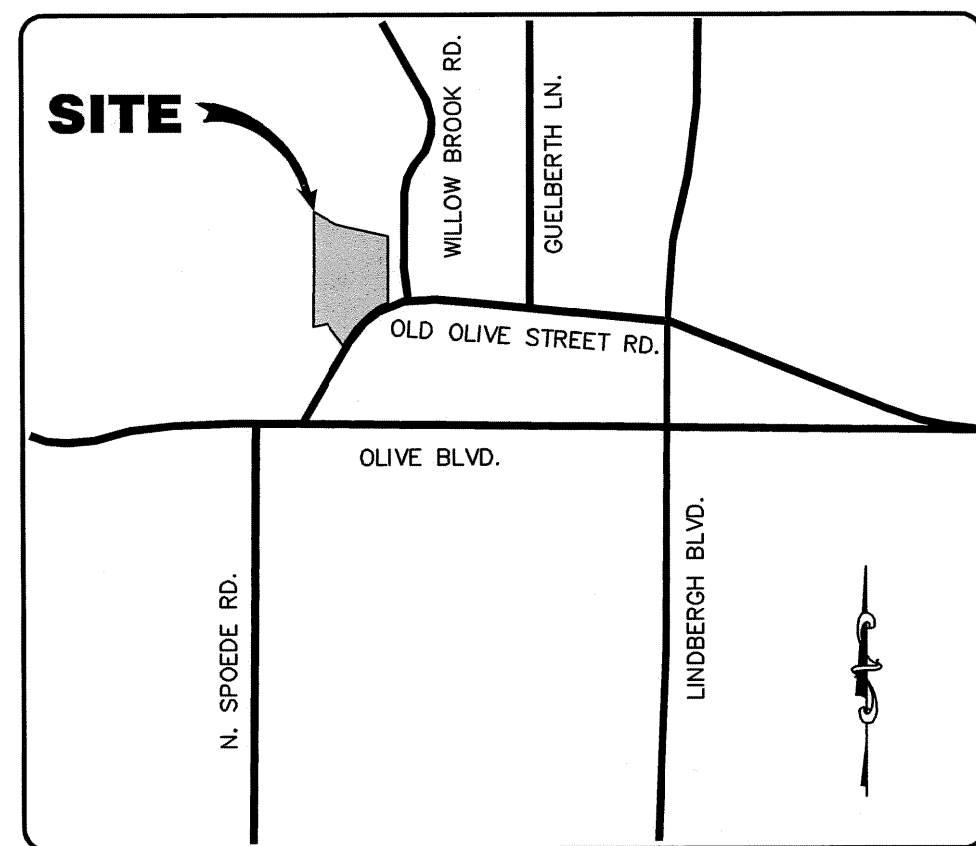
LOCATOR NUMBER(S): 16N320012, 17M430366
EXISTING ZONING: "GC" GENERAL COMMERCIAL / RESIDENTIAL
PROPOSED ZONING: "PRD" PLANNED RESIDENTIAL
PROPOSED USES: MULTI-FAMILY RESIDENTIAL
RETAIL COMMERCIAL

GROSS AREA OF SITE: 8.05 ACRES
TOTAL FLOOR AREA: 194,805 SQ.FT. (4.46 AC.)
FAR: 0.55
TOTAL IMPERVIOUS AREA: 4.90 ACRES
SITE COVERAGE: 59.6 %
PROPOSED RESIDENTIAL: 182 UNITS (INCLUDING 10 CARRIAGE HOUSE UNITS)
PROPOSED RETAIL: 4,600 SQ.FT.

PARKING REQUIRED:
RESIDENTIAL - 1-50 UNITS ~ 2 SPACES/UNIT
51-100 UNITS ~ 1.75 SPACES/UNIT
101+ UNITS ~ 1.5 SPACES/UNIT
TOTAL REQUIRED = 311 SPACES
RETAIL - 4 SPACES PER 1,000 S.F. FLOOR AREA
4,600 S.F. / 1,000 S.F. * 4
TOTAL REQUIRED = 18 SPACES
TOTAL PARKING REQUIRED = 330 SPACES

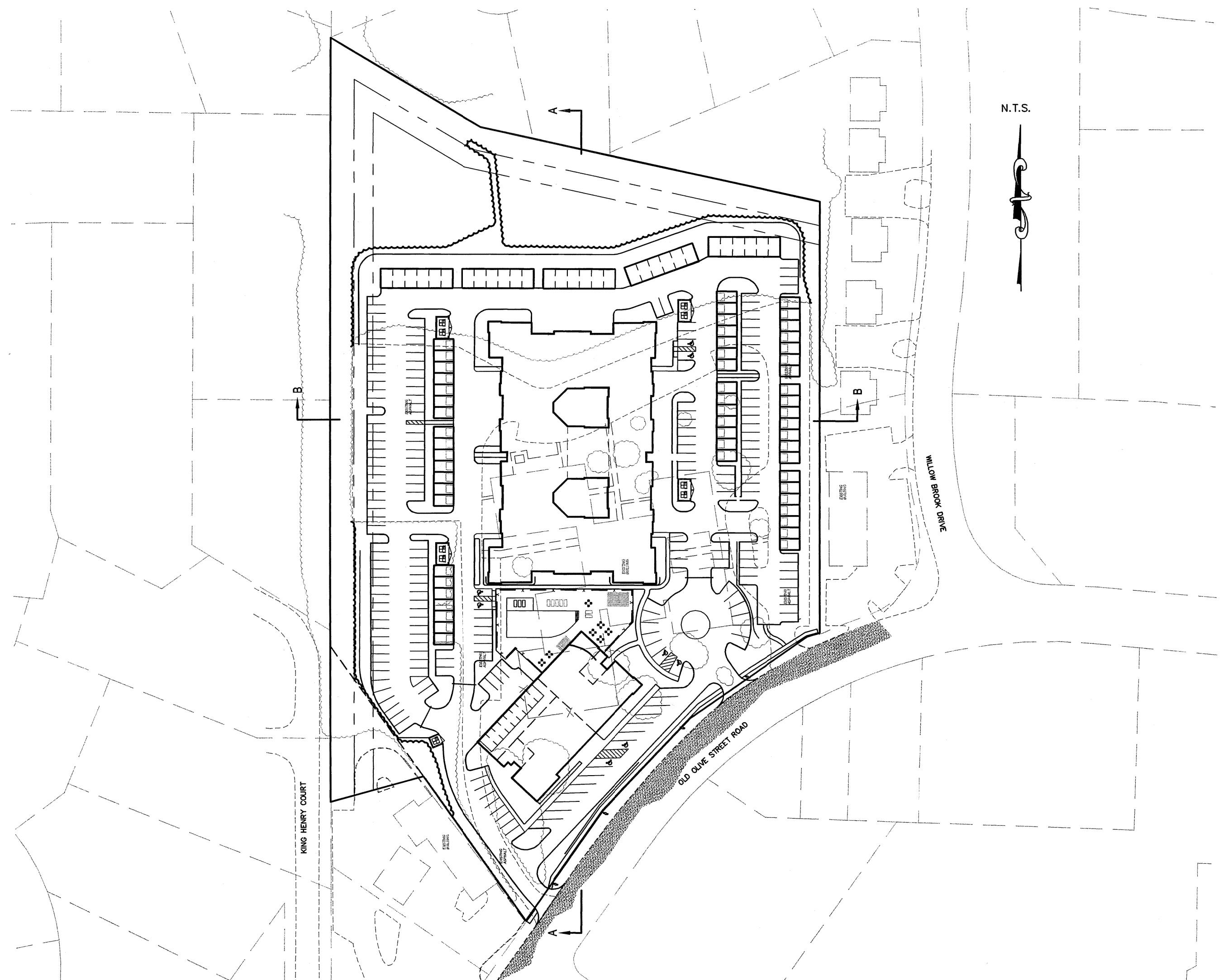
PARKING PROVIDED - ATTACHED GARAGE PARKING 30
DETACHED GARAGE PARKING 56
TUCK UNDER PARKING 9
CARRIAGE HOUSE PARKING 30
OPEN PARKING 205
TOTAL PARKING PROVIDED = 330

TREE PRESERVATION CALCULATIONS:
TOTAL EX. TREES = 3.64 ACRES
TOTAL EX. TREES TO BE REMOVED = 2.04 ACRES (56%)
TOTAL EX. TREES TO BE PRESERVED = 1.60 ACRES (44%)



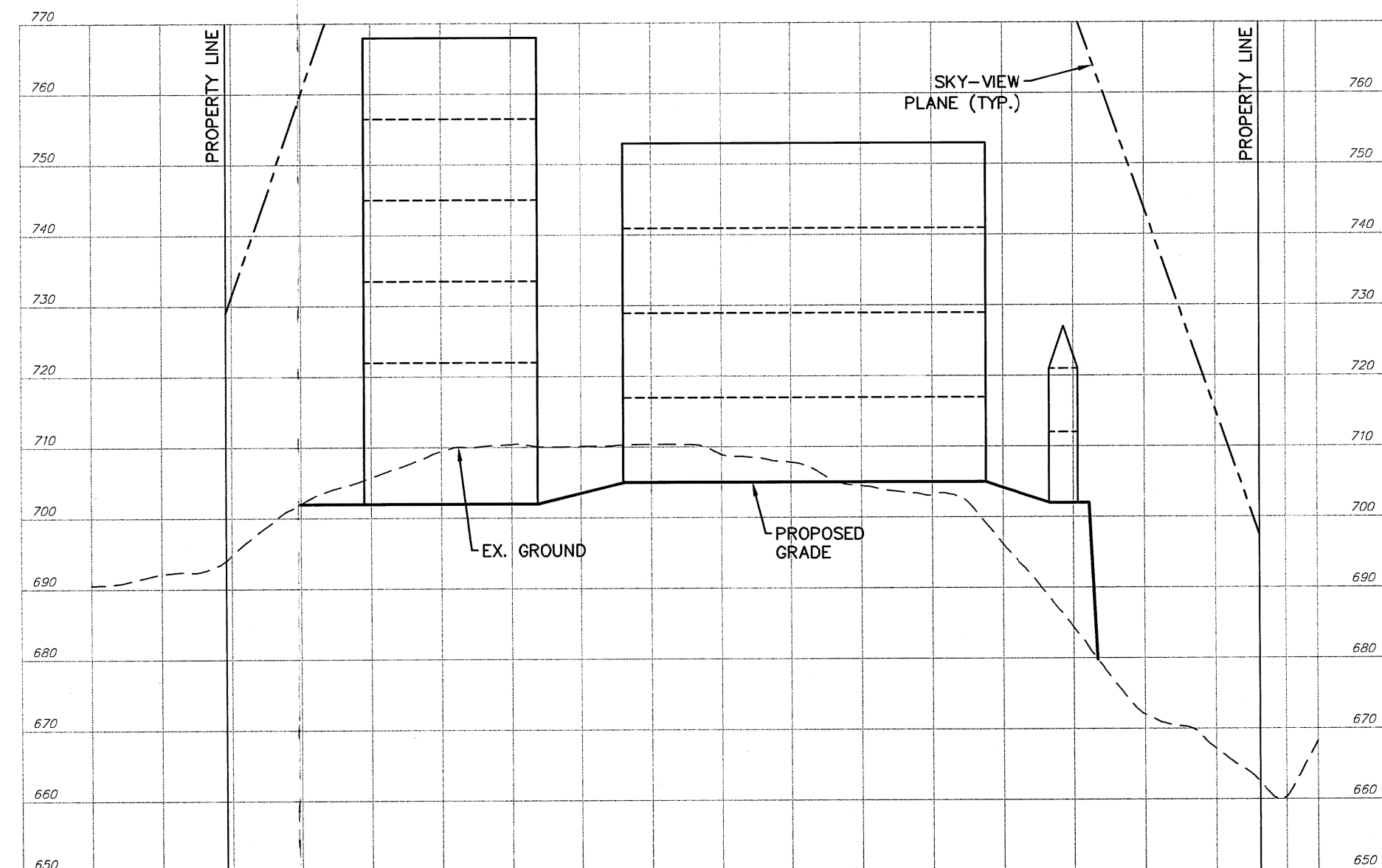
LEGEND

EXISTING	PROPOSED
542	(542)
CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS
CENTER LINE	CENTER LINE
BUILDINGS, ETC.	BUILDINGS, ETC.
TREE LINE	TREE LINE
FENCE	FENCE
SILTATION CONTROL FENCE	SILTATION CONTROL FENCE
STORM SEWERS	STORM SEWERS
SANITARY SEWERS	SANITARY SEWERS
CATCH BASIN	CATCH BASIN
AREA INLET	AREA INLET
GRADED INLET	GRADED INLET
DOUBLE CURB INLET	DOUBLE CURB INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
FLARED END SECTION	FLARED END SECTION
CLEANOUT	CLEANOUT
LATERAL CONNECTION	LATERAL CONNECTION
UTILITY OR POWER POLE	UTILITY OR POWER POLE
FIRE HYDRANT	FIRE HYDRANT
TEST HOLE	TEST HOLE
PAVEMENT	PAVEMENT
GAS MAIN & SIZE	GAS MAIN & SIZE
WATER MAIN & SIZE	WATER MAIN & SIZE
TELEPHONE	TELEPHONE
ELECTRIC (U) UNDERGROUND	ELECTRIC (U) UNDERGROUND
ELECTRIC (O) OVERHEAD	ELECTRIC (O) OVERHEAD
FIBER OPTIC	FIBER OPTIC
FLOW LINE	FLOW LINE
TO BE REMOVED	TO BE REMOVED
TO BE REMOVED & RELOCATED/REPLACED	TO BE REMOVED & RELOCATED/REPLACED
TOP OF CURB	TOP OF CURB
SWALE	SWALE
LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN
PARKING STALLS	PARKING STALLS
YARD LIGHT	YARD LIGHT

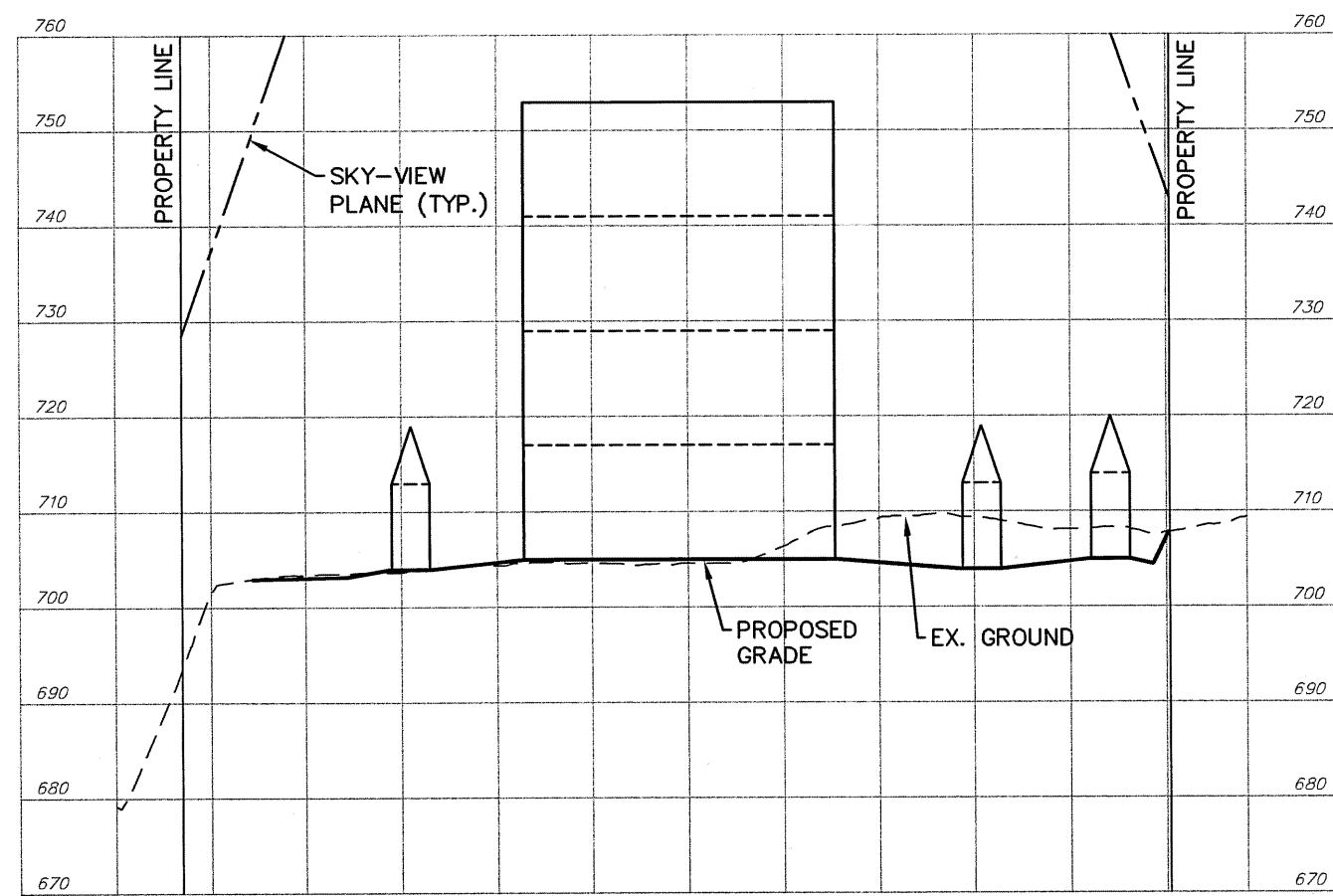


INDEX OF SHEETS

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| 1.1 | COVER SHEET |
| 2.1 | SITE DEVELOPMENT PLAN |
| 3.1 | TREE PRESEVATION PLAN |



SECTION "A"
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=20'



SECTION "B"
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=20'

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 28188C0166 H DATED AUGUST 2, 1995), THIS PROPERTY LIES OUTSIDE THE FLOOD HAZARD AREA.

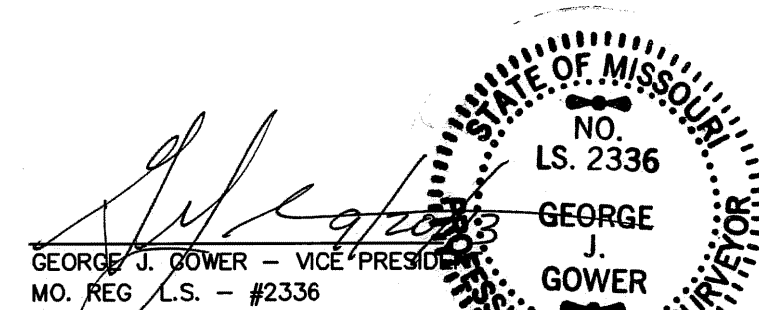
PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF SHARE A OF GUELBRETH'S SUBDIVISION SITUATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 5 EAST, BEING IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LINE BETWEEN SECTIONS 35 AND 36 OF TOWNSHIP 46 NORTH, RANGE 5 EAST, SAID POINT BEING DISTANT NORTH 00°20'15" EAST 62.86 FEET FROM A CONCRETE MONUMENT FOUND FOR THE COMMON SOUTH CORNER OF SAID SECTIONS AND THE SOUTHEAST CORNER OF LOT 212 OF WILLOW BROOK SECTION 7 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 103 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS; SAID BEGINNING POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 OF WILLOW BROOK SECTION 3 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 82 PAGE 50 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE SAID SECTION LINE WITH THE SOUTH LINE OF SAID WILLOW BROOK SECTION 3, SOUTH 88°31'07" EAST 184.52 FEET AND SOUTH 77°23'25" EAST 367.27 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING A CORNER OF WILLOW BROOK CONDOMINIUM AS RECORDED IN PLAT BOOK 187 PAGE 8 OF THE ST. LOUIS COUNTY RECORDS; THENCE, SOUTHERLY, WITH THE WEST LINE OF SAID WILLOW BROOK CONDOMINIUM AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLOW BROOK MEDICAL BUILDING, LLC RECORDED IN DEED BOOK 12955 PAGE 639 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00°21'30" WEST 457.75 FEET TO A POINT ON THE NORTHWEST LINE OF OLD OLIVE STREET ROAD, 60 FEET WIDE, THENCE WITH THE NORTHWEST LINE OF SAID OLD OLIVE STREET ROAD, BEING 30' NORTHWEST AND PARALLEL TO THE CENTERLINE THEREOF, THE FOLLOWING COURSES AND DISTANCES: SOUTH 55°12'06" WEST 150.86 FEET, SOUTH 43°42'06" WEST 134.41 TO A FOUND IRON ROD, AND SOUTH 35°16'06" WEST 143.32 FEET TO THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, DEPARTING SAID OLD OLIVE STREET ROAD WITH THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MOLLER PROPERTIES, LLC RECORDED IN DEED BOOK 18033 PAGE 483 OF THE ST. LOUIS COUNTY RECORDS, NORTH 35°00'06" WEST 187.50 FEET TO AN ANGLE POINT AND SOUTH 74°43'51" WEST 101.39 FEET TO A POINT ON THE EAST LINE OF BRIARCLIFF CONDOMINIUMS; THENCE WITH THE EAST LINE OF SAID BRIARCLIFF CONDOMINIUMS, BEING ALSO THE EAST LINE OF LOT 5 OF THE SUBDIVISION OF THE M.B. O'REILLY FARM RECORDED IN PLAT BOOK 9 PAGE 19 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00°20'15" EAST 810.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.05 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF SEPTEMBER, 2013 UNDER ORDER NUMBER 12-11-314.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER 2013, AT THE REQUEST OF TERRA WEST, LLC, PREPARED A SITE DEVELOPMENT PLAN OF "TERRA WEST APARTMENTS", A TRACT OF LAND BEING A PART OF SHARE A OF GUELBRETH'S SUBDIVISION SITUATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 5 EAST, BEING IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994). THE STERLING COMPANY



ISSUE REMARKS/DATE
1 12-20-2013, SUBMITTAL TO CITY OF CREVE COEUR

Terra West, LLC
5091 Baumgartner Road
St. Louis, Missouri 63129
Ph: (314) 487-9400
TX: (314) 487-5718

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-8644
Corporate Certificate of Authority #001348

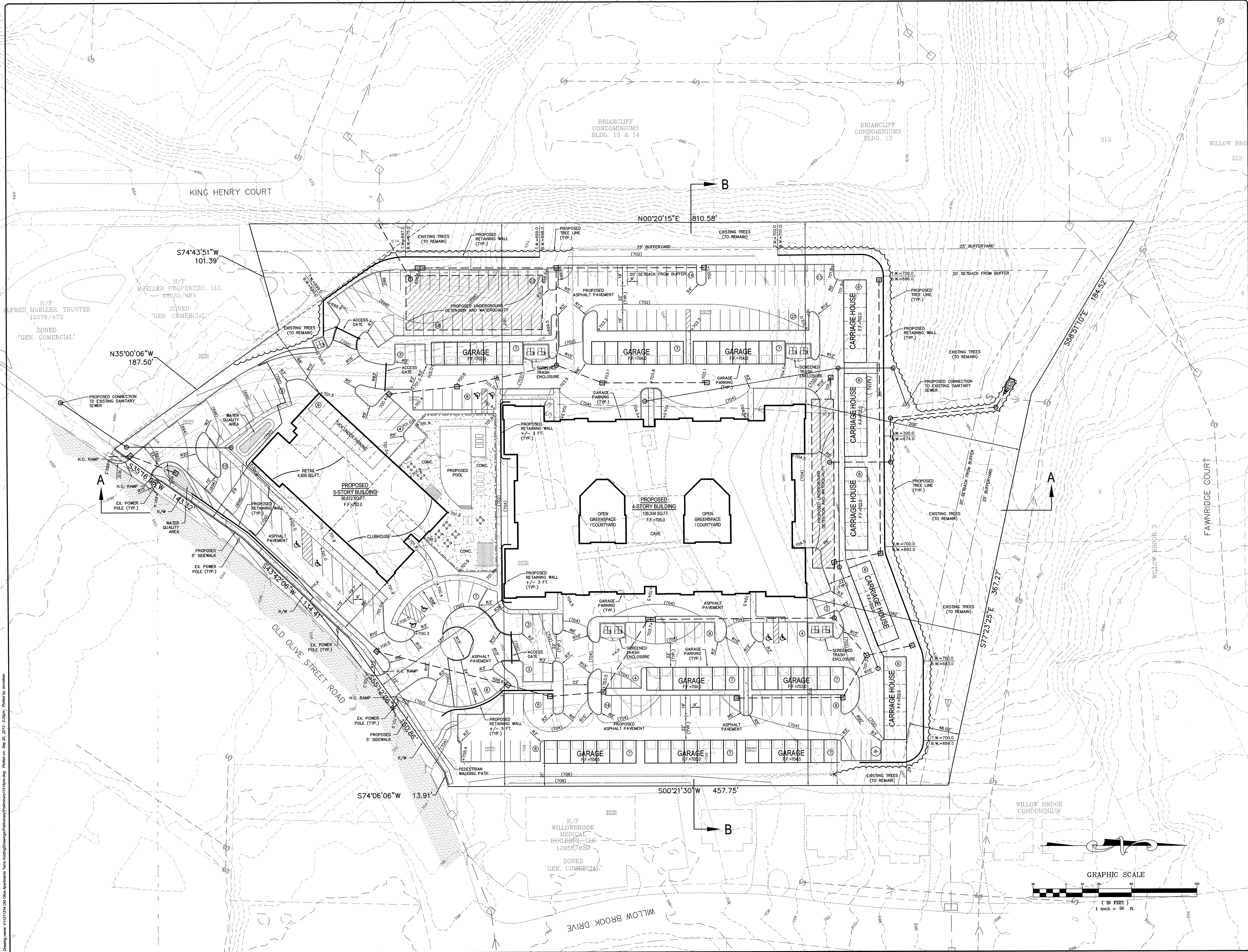
Terra West Apartments
Creve Coeur, Missouri
COVER SHEET

The Professional Engineer's seal and signature must be on this plan. The seal must be in the bottom right corner and must include the date and signature and not be countersigned by the engineer. The seal must be in the bottom right corner and must include the date and signature and not be countersigned by the engineer.

Michael G. Boerding
Date: 8-20-2013
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number
12-11-314
Date
Sept. 20, 2013
Designed: Sheet
Drawn: 1.1
Checked: PRE

Drawing name: \\1121314 Old Olive Apartments\Terra West West Apartments\Terra West West Apartments\1121314.dwg Plotted on: Sep 20, 2013 2:24pm Plotted by: shovels



ISSUE	REMARKS	DATE
1	1	9-20-2013, SUBMITTAL TO CITY OF CREVE COEUR

Terra West, LLC
5091 Baumgartner Road
St. Louis, Missouri 63129
Ph. (314) 487-9400
FX. (314) 487-5718

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0444 Fax 314-487-8644
Corporate Certificate of Authority #001348

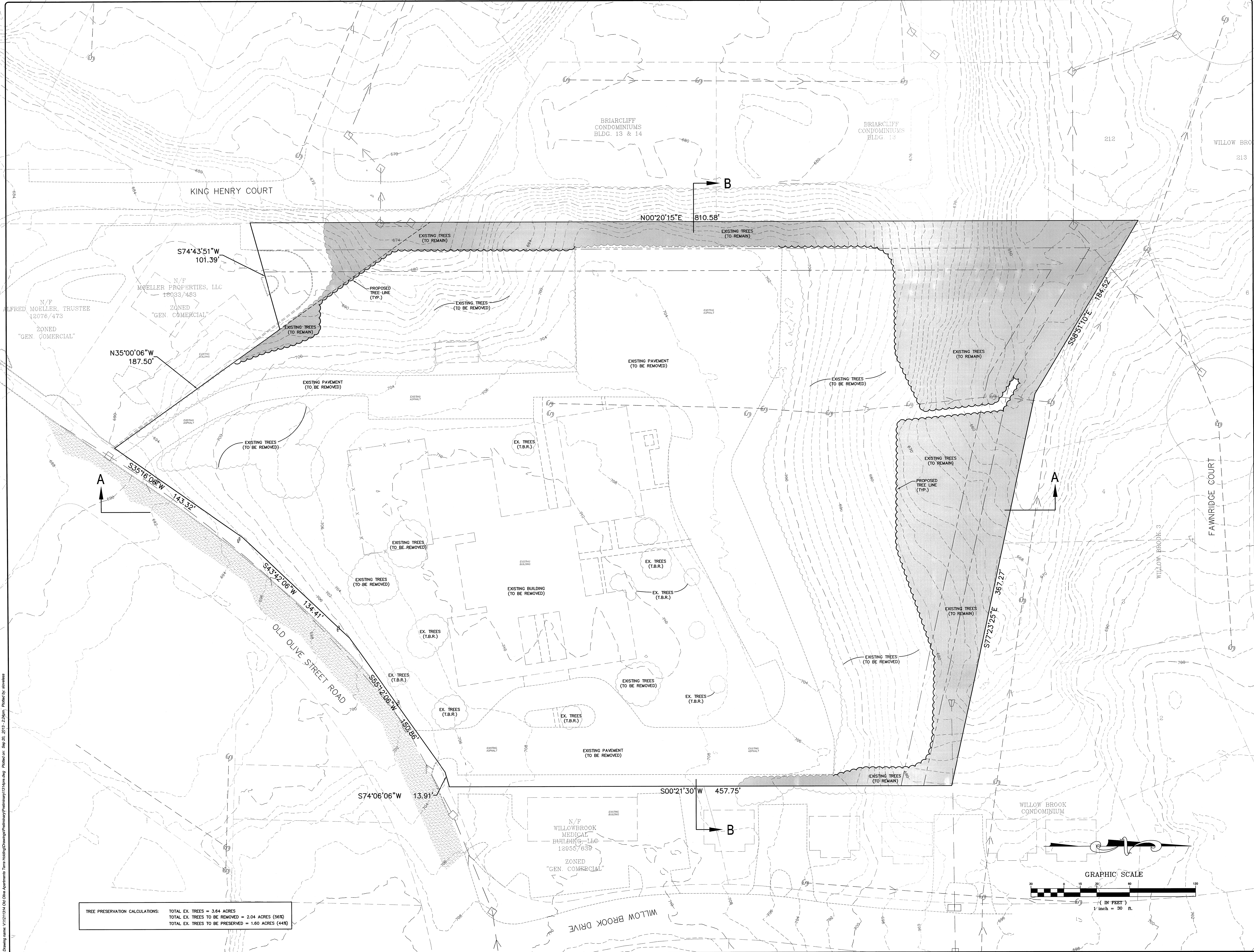
Terra West Apartments
Creve Coeur, Missouri
SITE DEVELOPMENT PLAN

The Professional Engineer's seal and signature affirm that the work herein complies with the requirements of the Missouri State Board of Professional Engineers and Surveyors. The Engineer's seal and signature are required for the work to be considered complete by the Engineer, and the Engineer's signature is required for the work to be considered complete by the Engineer.

Michael G. Boerding
Date: 9-20-2013
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number: 12-11-314
Date: Sept. 20, 2013
Designed: [Signature]
Drawn: [Signature]
Checked: [Signature] PRE

Drawing name: V1212194 Old Olive Apartments Terra Holdings\Drawings\Primary\131\Tree.dwg Plotted on: Sep 20, 2013 1:25pm Plotted by: shawless



TREE PRESERVATION CALCULATIONS:	TOTAL EX. TREES = 3.64 ACRES
	TOTAL EX. TREES TO BE REMOVED = 2.04 ACRES (56%)
	TOTAL EX. TREES TO BE PRESERVED = 1.60 ACRES (44%)

ISSUE	REMARKS/DATE	1	9-20-2013, SUBMITTAL TO CITY OF CREVE COEUR
		2	

Terra West, LLC
5091 Baumgartner Road
St. Louis, Missouri 63129
Ph: (314) 487-9400
Fax: (314) 487-6716

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-3644
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Terra West Apartments
Creve Coeur, Missouri
TREE PRESERVATION PLAN

The Professional Engineer's seal and signature are required for this drawing. All drawings, specifications or other documents are subject to the Engineer's review and approval. The Engineer's review and approval does not constitute a warranty or guarantee of any kind. The Engineer's review and approval is limited to the information provided in the drawing and the Engineer's professional judgment. The Engineer's review and approval is not a substitute for the client's own due diligence. The Engineer's review and approval is not a substitute for the client's own due diligence.

Michael G. Boerding
Date: 9-20-2013
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

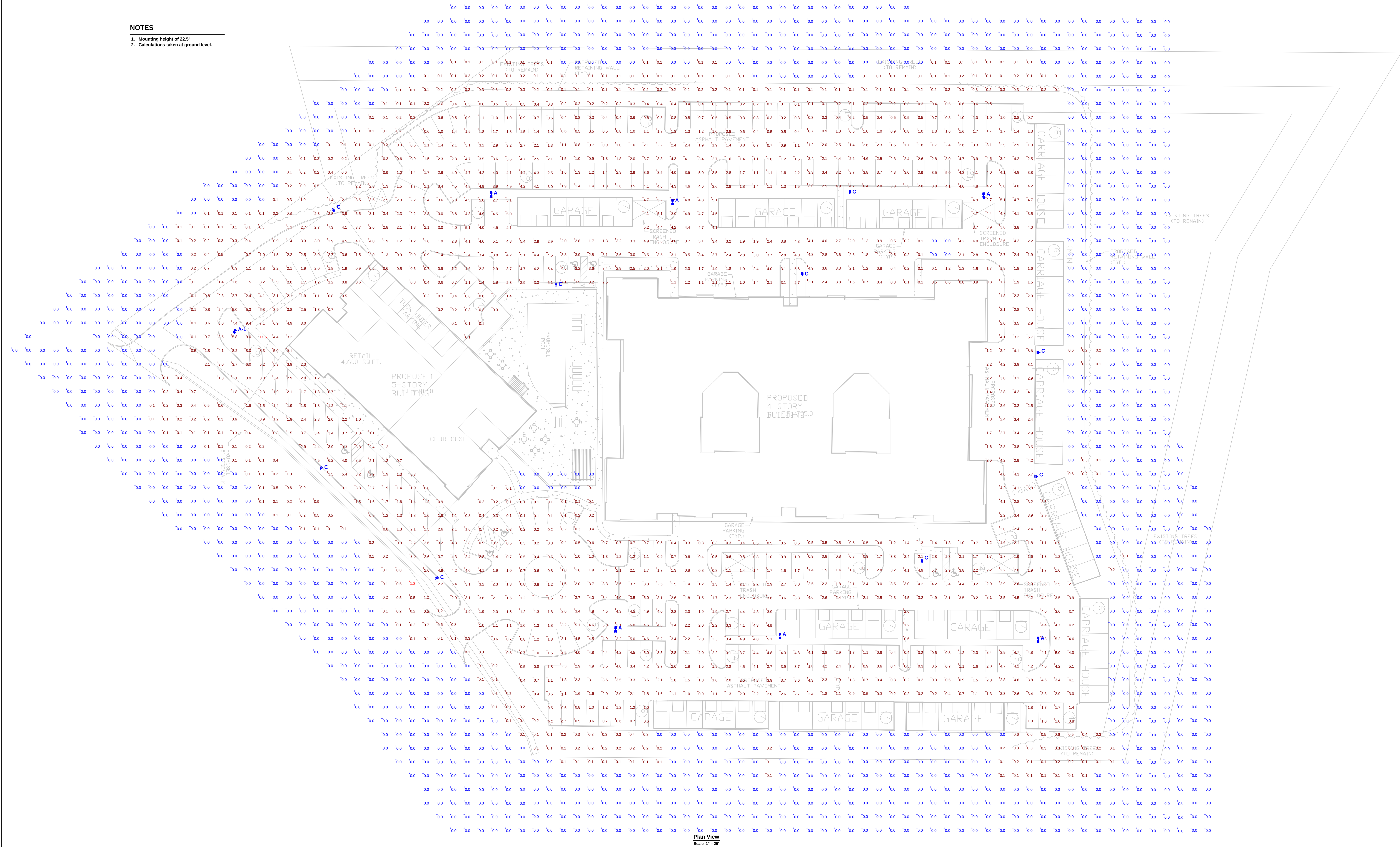
Job Number: 12-11-314
Date: Sept. 20, 2013
Designed: Sheet
Drawn: 3.1
Checked: PRE

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.3 fc	11.5 fc	0.0 fc	N / A	N / A
Property Line	+	0.0 fc	1.3 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	C	9	GFM-3-400-PSMVR-F	GREENBRIAR	1- 400W PSMVR CLEAR BU	GFM-3-400-PSMVR-F.ies	44000	0.75	452
	A	6	GFM-5-400-PSMVR-F	GREENBRIAR	1- 400W PSMVR CLEAR BU	GFM-5-400-PSMVR-F.ies	44000	0.75	904
	A-1	1	GFM-FP-400-PSMVR-F	GREENBRIAR	1- 400W PSMVR CLEAR BU	GFM-FP-400-PSMVR-F.ies	44000	0.75	904

NOTES

1. Mounting height of 22.5'
2. Calculations taken at ground level.



Terra West Apartments

MH Layout

Designer

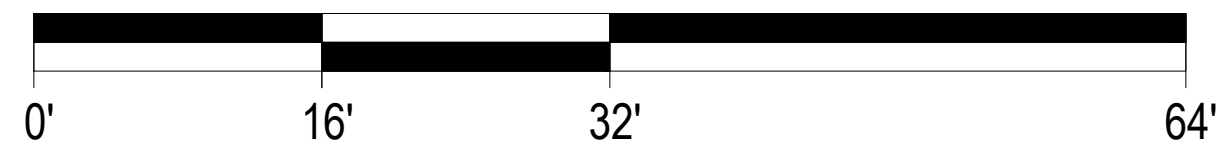
Date
Sep 19 2013

Scale

Drawing No.



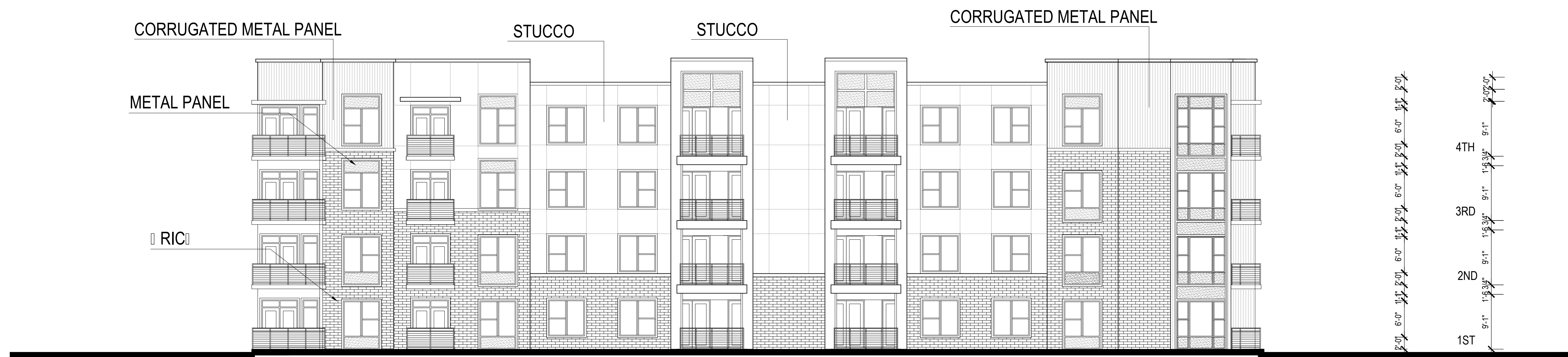
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BUILDING 1 EAST ELEVATION

A420





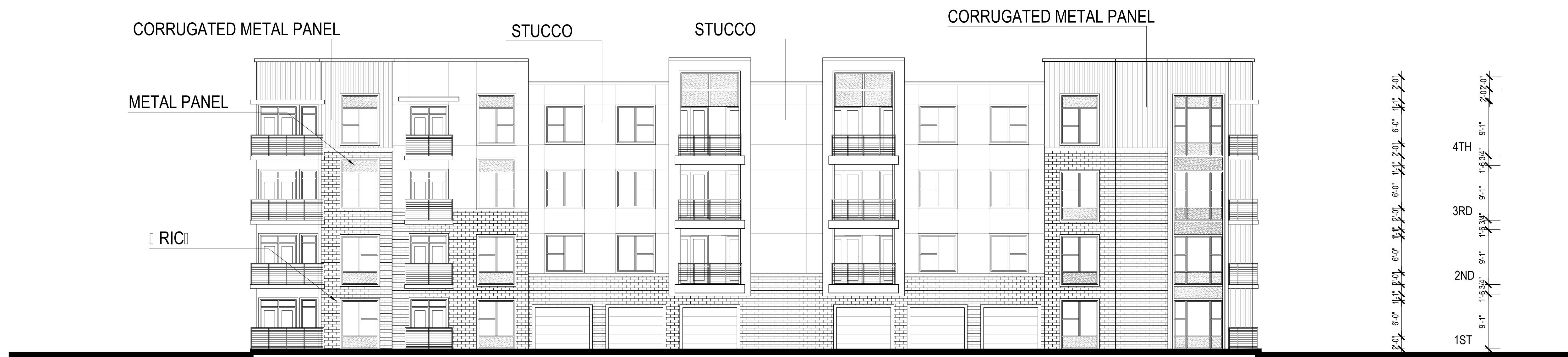
SCALE: 1" = 10' (24"x36" SHEET)

0' 10' 20' 40'

BUILDING 1 SOUTH ELEVATION

A422





UILDING 1 NORTH ELEVATION

SCALE: 1" = 10' (24"x36" SHEET)

0' 10' 20' 40'

A421



SCHEME 1 CHARACTER ELEVATION

OLD OLIVE STREET
TERRA HOLDING
CREVE COEUR, MO

09/18/2013

HPA#13111



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCHEME 2 CHARACTER ELEVATION

OLD OLIVE STREET
TERRA HOLDING
CREVE COEUR, MO

09/18/2013

HPA#13111



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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCHEME 3 CHARACTER ELEVATION

OLD OLIVE STREET
TERRA HOLDING
CREVE COEUR, MO

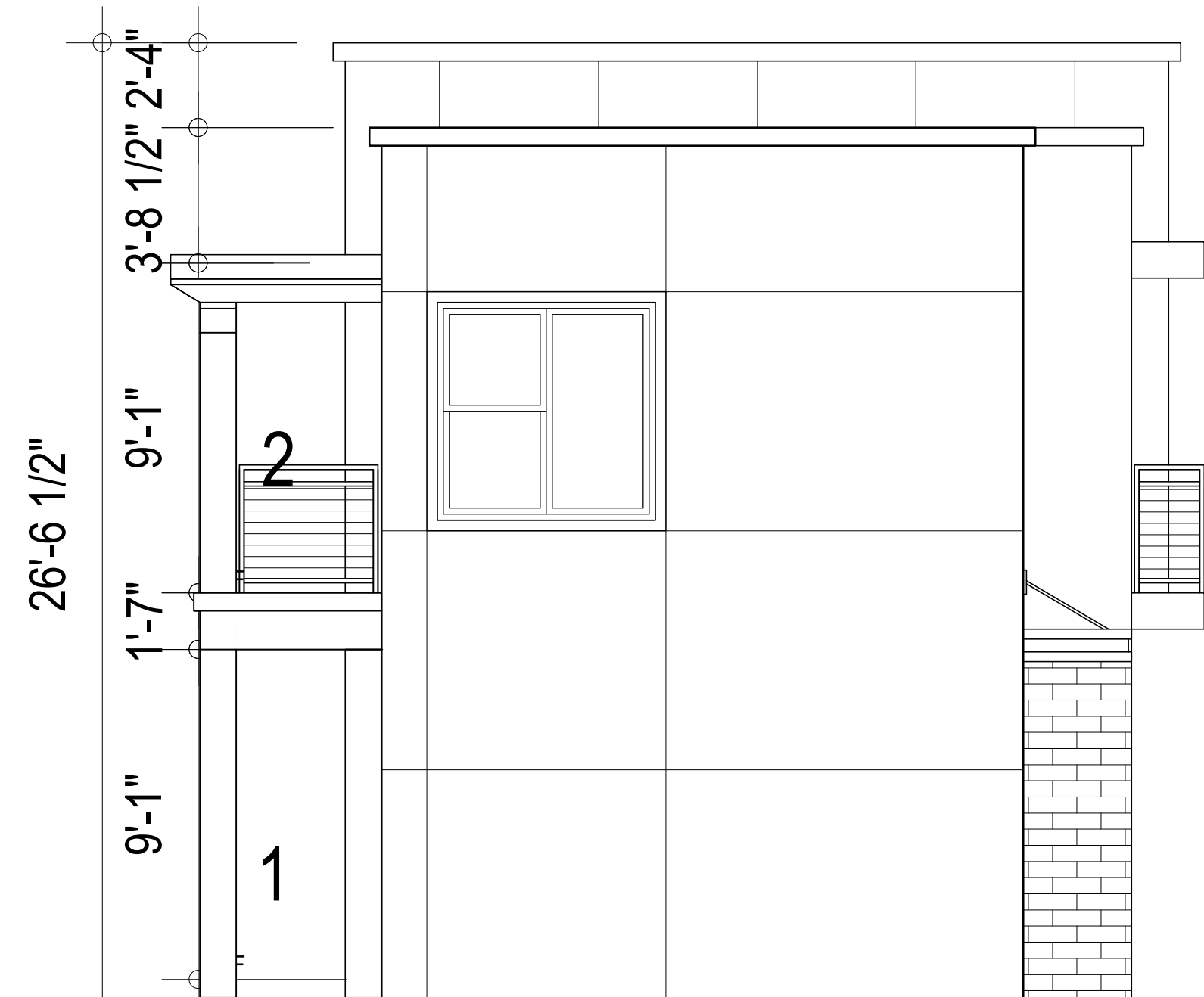
09/18/2013

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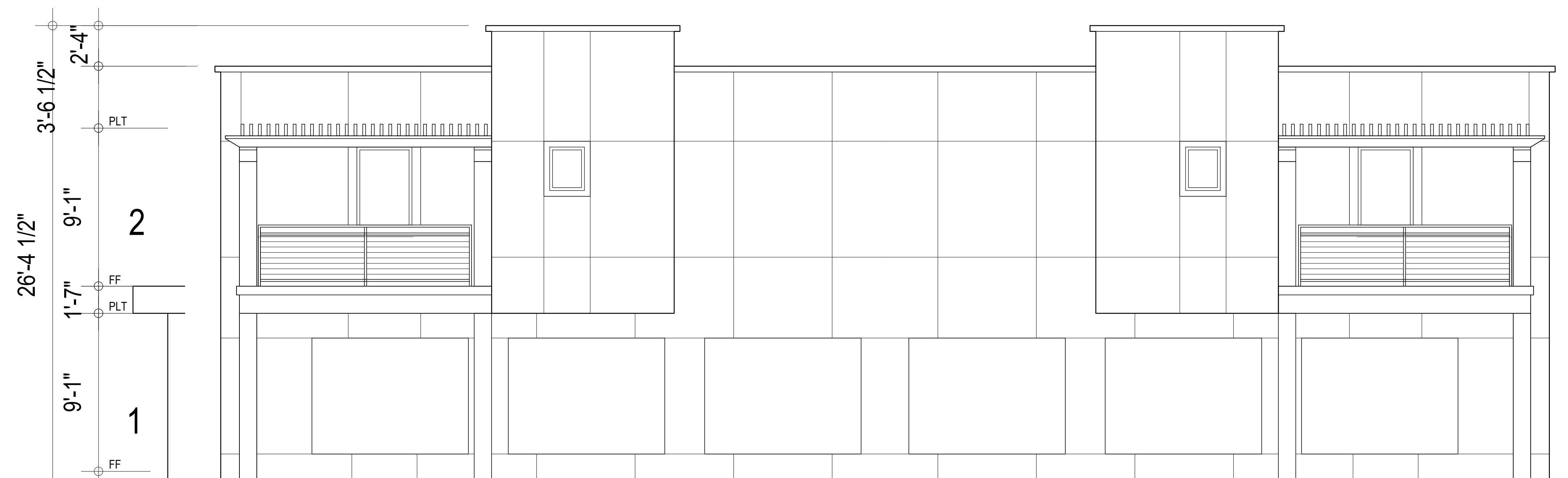
CARRIAGE HOUSE - LEFT ELEVATION
SCALE: 1/4" = 1'-0" (24"x36" SHEET)



CARRIAGE HOUSE - FRONT ELEVATION
SCALE: 1/4" = 1'-0" (24"x36" SHEET)

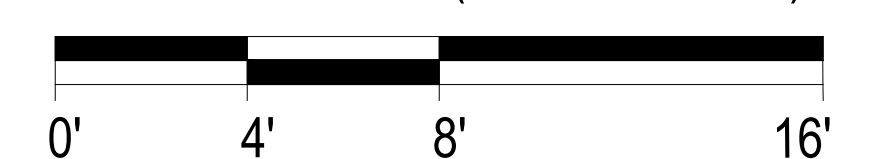


CARRIAGE HOUSE - RIGHT ELEVATION
SCALE: 1/4" = 1'-0" (24"x36" SHEET)



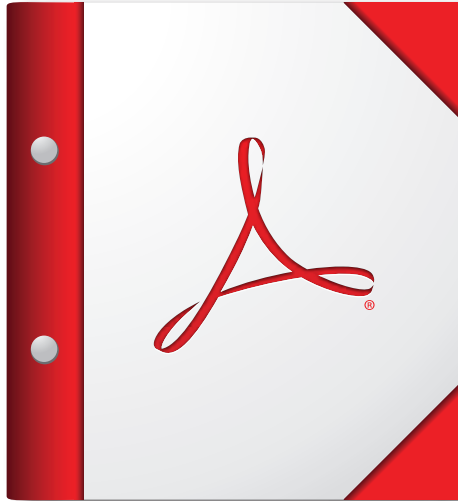
CARRIAGE HOUSE - REAR ELEVATION
SCALE: 1/4" = 1'-0" (24"x36" SHEET)

SCALE: 1/4"=1'-0" (24"x36" SHEET)



A-441





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Langdon. Paul

To: Langdon. Paul
Subject: RE: Planning and Zoning Meeting on July 15

From: Aris Woodham
Sent: Friday, July 12, 2013 3:45 PM
To: Langdon. Paul
Subject: Planning and Zoning Meeting on July 15

Paul, hello. I live in Carriage House Condominiums at 942 Guelbreth but will not be able to attend the P and Z meeting on Monday. I did want to communicate my opposition to the proposed zoning changes on the agenda for Old Olive. In particular, the doubling of the unit density maximum (from 20 to 40) would have a particularly nasty effect on the area, rendering it unpleasantly congested and crowded. I doubt this is what Creve Coeur wants for its eastern border. Please communicate my opposition to the appropriate individuals on the Commission.

Thank you,
Aris Woodham

Langdon. Paul

From: Creve Coeur Voter [editor@crevecoeurvoter.com]
Sent: Sunday, July 14, 2013 4:20 PM
To: Langdon. Paul
Subject: #13-024

Paul-

I am opposed to the increase in maximum density of a PRD. While the staff report makes valid arguments in support of the change, my recollection of the original discussion of the limit when the PZD approach was approved includes at least one factor not addressed. There was a concern that existing single family properties could be aggregated and converted to a PRD. That being the case, or at least a possibility, retaining the limit would help ensure that the quality of resulting housing stock would live up to the expectations of the surrounding residential areas. I believe that was a factor which influenced the Council to reduce the limit. This problem is reflected in the opposition of the Briarcliff residents and would be even more problematic in other parts of the city.

There seems to be a recurrent theme that projects are "not economically viable" unless Creve Coeur relaxes its standards to accommodate developers. I do not believe this. I would suggest that Creve Coeur retain an independent expert to render an opinion on such contentions.

Please add to the record.

David Caldwell

Subject: FW: Planning and Zoning re Text Amendments

Good evening,

My name is Kelly Mueller. I am a Creve Coeur homeowner (and voter) - from a family that has owned residences in Creve Coeur since 1960. I'm currently President of the Briarcliff Condominium Association (Olive/Spoede). Our property is adjacent to the Hamilton Christian Church property on Old Olive.

As you might imagine, our owners are concerned about the possible development of the church property - especially if that development is allowed double the number of units per acre than has ever been allowed in Creve Coeur. Our Association Board has voted unanimously to oppose this zoning change, and every member who was at an owners meeting last night also stood against it.

Our questions are many. Here are a few. We hope you will give these serious consideration if/when these changes come to you for a vote. (Yes, we will be in attendance at the Planning and Zoning meeting Monday evening.)

1. How does this increased number of residential properties impact MSD? Will the runoff water be directed *to* our property?...or away from it?
2. How will this proposed development affect the traffic in the area of Old Olive and Olive?
3. Has the other apartment development (further east on Olive - on the south side of the street) been approved? How many units will *that* development be adding to this area?
4. As taxpayers in the School District of the City of Ladue, how might this proposed development impact the enrollment at Spoede School and other district buildings?
5. How exactly do you believe this will **HELP** our community as a whole? If we haven't allowed that many units per acre before, what compelling reason do we have to change now - and change by **DOUBLING** it? Who benefits? (Certainly **NOT** the current Creve Coeur residents!)
7. If we (Briarcliff owners) are taxed at the "single family" rates, how can you change laws for us but **NOT** for other 'single family' residences? Will the tax structure also be changed to separate us from "single family"?

Thank you for your consideration of our concerns.

Kelly Mueller
1010 Thoreau Court, Unit 107
kelly46@me.com
314-993-2535

Subject: FW: Reaction to public hearing notification

From: Peggy Shepley [<mailto:pegshepley@att.net>]
Sent: Monday, July 08, 2013 3:27 PM
To: wwkelly@ci.creve-coeur.mo.us
Cc: pegshepley@att.net
Subject: Reaction to public hearing notification

Dear Whitney Kelly,

I am an owner at Briarcliff Condominiums, specifically at 1054 King Henry Court Creve Coeur, Mo. 63146.

I am opposed to changing the density of the property that is just east of us. I do not want more buildings nor do I want greater density than now exists.

I have relied on my family's knowledge of City Planning. My brother who is a PHD in City Planning and Noise Pollution has a significant reputation in his field. Educated at Westminster College, as well as University of Pennsylvania he has been on the faculty at Georgia Tech as well as Emory and Fla. Institute of Technology. Respected around the world his word is law. My background has taught me to bow to those who are well informed and in this situation my brother who has been Dean and Vice Chairman is tops in his field.

Please consider my letter as a genuine effort to make those who make quick decisions to take time and show respect for those who are informed and deeply committed to making the right moves to improve the quality of life here in St. Louis.

Peggy Shepley

Peggy Shepley

Dielmann Sotheby's International Realty

8301 Maryland Ave. Ste. 100

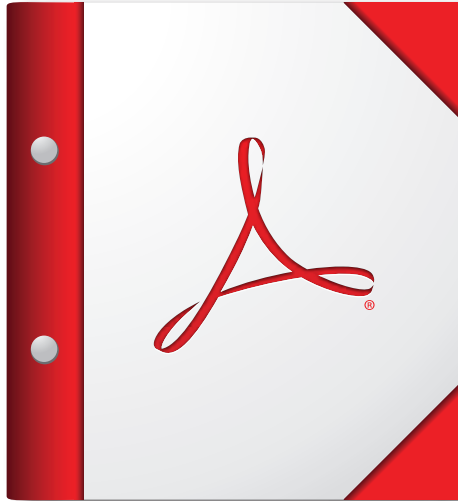
St. Louis, MO 63105

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Cell: 314.277.4661

Fax: 314.872.7111



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August 30, 2113

Dear Mayor Glantz,

I am writing in regard to the Hamilton Avenue Church property and the request to alter existing rules about the number of occupants per acre. I have been a happy resident of Creve Coeur for 21 years because of the nice ratio of residents to businesses. It is a wonderful place to live. I was dismayed, however, after I attended the August hearing about the property. A young man requesting a permit for a day care center was questioned at length about how he could avoid traffic tie ups produced by parents picking up 20 students. Yet I do not recall that the board asked the developer any questions about the traffic mess that would be created on Old Olive Rd. by the addition of 174 families. I live on King Henry, property adjacent to the proposed development. The developer refers to our street as a multiple dwelling complex. There are 16 single family dwellings on this street in a space not too different from that for which a special change to 174 family dwellings is requested. Why should the rules be changed to enrich the coffers of a developer to the detriment of current taxpaying residents? Has a traffic study for Old Olive been conducted? The street is already congested at rush hour and lunch time, especially when traffic from departing Monsanto employees is added to the mix. Has the Ladue School District been contacted about possible impact of new students to Spoede School and beyond? I understand that the property should be developed, but I beseech you to exert your influence to maintain the quality of life here that is the result of current mandates.

I hope you will copy this letter to the city planner and to the board members. I know that I am not alone in this request. Thank you for your help in this matter.

Barbara Lehman

A handwritten signature in cursive script that reads "Barbara Lehman".



Mr. Louis L. Meyers
1032 King Henry Ct.
Saint Louis, MO 63146

314-993-6561

7/10/13

Dear Ms. Kelly:

I am in complete opposition to any apartment project planned for the 10545 Old Olive St. Rd. especially since the developer wants to increase the maxium density from 20 units to 40 units per acre.

This will create noise & disruption during construction & permanently with children playing & climbing up & down the soon to be constructed series of replacement tie walls in August.

This will affect every resident in King Henry Ct. whose units back up to the tie walls.

This was a problem in the past before the large bushes grew to prevent such activity & will take years for large, barrier bushes to grow.

Thank you.

Sincerely,



Louis L. Meyers



**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-041 MINOR SITE DEVELOPMENT PLAN FOR A 20-FOOT
NETTING FENCE SURROUNDING A SPORTS COURT
AT 320 CABIN GROVE LANE**

FOR THE MEETING OF: November 4, 2013

LOCATION: 320 Cabin Grove Lane. The subject property is located in the "A" Single Family Residential zoning district, with Residential Design Development approval.

REQUEST: Minor site plan approval for a 20-foot tall, black netting fence, surrounding the sports court at 320 Cabin Grove Lane. The court and fence were installed in 2011, the latter without the approval of the Planning and Zoning Commission.

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. Further, Section 405.460 states that Accessory Uses, including private recreation facilities shall be 15 feet from any lot line. The court is approximately five feet from the south property line. The site has illegal site coverage of 36.2%, where site coverage in the A Single Family district is limited to 25%.

Key Issues:

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

Comp. Plan References

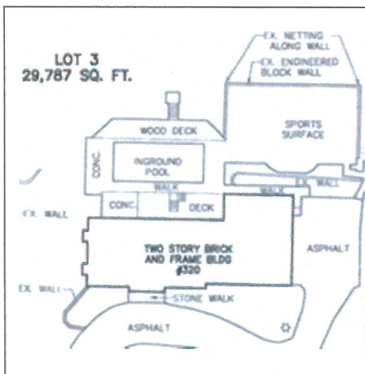
- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.250 "A-RDD" Single-family Residential District with Residential Design Development
- Section 405.460 Accessory Uses and Structures
- Section 405.640 Fences

APPLICANT: Mike and Kelly Beat
320 Cabin Grove Lane
Creve Coeur, MO 63141

REPRESENTATIVE: Stephen L. Kling, Jr and Jennifer E. Beasley
Jenkins & Kling, P.C.
150 M. Meramec Ave., Suite 400
Clayton, MO 63105



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

10/31/2013
Date

ATTACHMENTS: Applicant's revised materials received October 31, 2013
Public Comments

BACKGROUND AND REQUEST

In 2011 the property owner received a building permit for the retaining wall. The permit did not indicate that the area created by the retaining wall would be covered with concrete, nor that it would be used for a sports court with a 20-foot tall fence. However, when the holes for the fence were noticed during an inspection, the City's inspector requested additional information. No follow-up was ever received and the permit has remained open. The property owner came to the city in January of 2013 for a room addition to the existing home, where it was found that the sports court and fence were installed after the building inspector visited the site for the retaining wall in 2011, and without Planning and Zoning Commission approval of the fence. The addition of the sports court also increased the site coverage to 36.2%, where 25% is the allowed maximum site coverage for the A Single Family District. The Applicant has submitted for a site improvement permit (Permit #26535) to remove a portion of the existing driveway, and replace the remaining with permeable pavers in order to bring the site coverage under 25%, and is now seeking approval of the fence in order to finalize the building permit (Permit #23709). The Applicant's wishes to have the fence and sports court approved as built, however the Zoning Code requires that such facilities be set back from the property line at a minimum of 15 feet. The court was built approximately five feet from the side property line.

The fence is a black netted material that surrounds the facility on the south, east, and north, suspended by eight aluminum poles. A retaining wall and the garage enclose the west. No lighting for the court is being requested. The applicant contends that the slope of the property and wooded area requires a higher fence to prevent equipment from leaving the property. Below is a copy of the site plan showing the location of the sports court and fence:

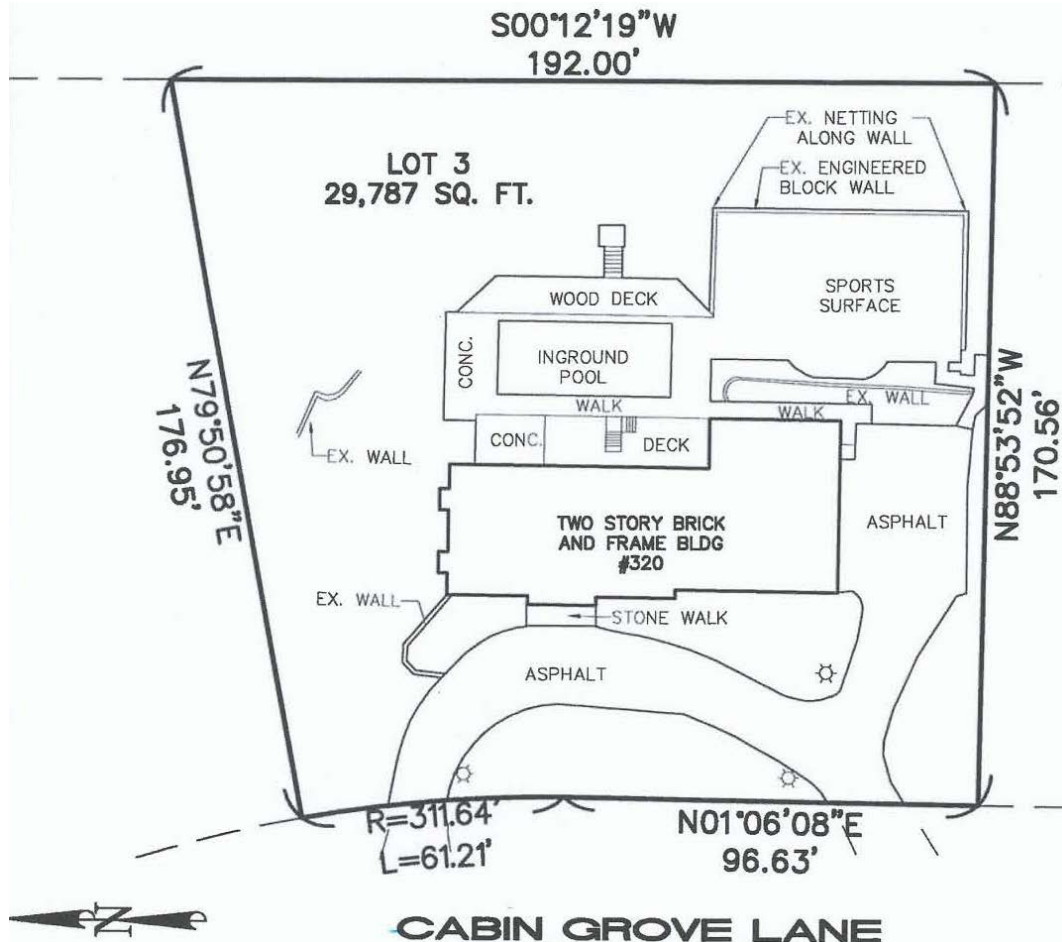


Figure 1: Detail of Site Plan submitted by Applicant

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	"A-RDD" Single Family Residential	NA
South	Single family residences	"A-RDD" Single Family Residential	NA
East	Single family residences	"A" Single Family Residential	NA
West	Single family residences	"A-RDD" Single Family Residential	Cabin Grove Lane

ANALYSIS

Sports Court

As indicated earlier, the existing site coverage is 36.2%, where 25% is the maximum allowed. The applicant has an open permit (issued on March 14, 2013) to remove a portion of the driveway and replace the remaining with permeable pavers in order to get the property under the allowable coverage. However, when Staff made recent visits to the property, no work appears to have been started and no inspections have been requested for any work. Therefore, any approval of the fence should be contingent upon bringing the site into conformance with coverage and finalizing all permits.

The sports court is approximately 58 feet by 38 feet and located off the end of the driveway, behind the home, 22 feet from the rear lot line and approximately 5 to 10 feet from the south, side-yard, property line. Private parks or recreation facilities must be set back at least 15 feet from any lot line, per the regulations below:

SECTION 405.460: ACCESSORY USES AND STRUCTURES

B. Permitted Accessory Uses And Structures.

- 6. Private park or recreation facilities including private swimming pools, bathhouses or tennis courts, provided that such facilities are set back at least fifteen (15) feet from any lot line and separated from adjacent residential property by a fence of at least four (4) and not more than six (6) feet in height.*

Therefore, Staff recommends that approximately five to ten feet of the concrete for the sports court to be removed in order to comply with this regulation. The applicant may also pursue a variance from this requirement with the Board of Adjustment. (Although it is unclear of how the findings of a variance can be adequately addressed.) In any event, staff recommends as a condition of approval, that the court be shortened or a variance be received within a reasonable timeframe, perhaps six months.

Fence

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.

SECTION 405.640: FENCES

- A. Height Of Fences. No fence shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.*
- E. Tennis Court Backstop Fence. Tennis courts may have an open chain link fence up to ten (10) feet in height, provided such backstop fence is setback at least twenty (20) feet from any property line abutting a single-family residence.*

As stated above, the court was built in 2011 on top of the retaining wall, to prevent balls from leaving the property. Whether or not this constitutes a “unique screening problem” is up to the Commission members to determine. However, the size and function of the court is equivalent to that of a tennis court which is limited to fence heights of ten feet. Therefore, Staff recommends a maximum height of the fence to be ten feet, and no closer to the side and rear property lines than 15 feet, to be consistent with both Section 405.460 and 405.640 above.

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 placement of the fence is enclosing a private residential recreation facility would not appear to be out of character in this setting, however, the overall size of the court and height of the fence is out of character in a residential setting, so close to the neighbors. The raw metal poles are noticeable from the street and neighboring property. Therefore Staff recommends that they be replaced with a black powder coated finish, so blend in better with the surrounding landscaping.

CONCLUSION

The impact of the fence would be negligible for most of the neighborhood, except to the neighboring properties. The black netting would largely disappear with the surrounding landscaping and prevent balls from leaving the site. However the height is inconsistent with the allowed height regulations for a similarly designed tennis court and the raw metal poles are noticeable from the public-right-way, and the facility is too close to the adjoining property.

Below are the recommended conditions of approval discussed above:

- The applicant shall obtain a building permit for the fence, the vertical poles shall be of black powder-coated finish, the maximum height shall be ten feet, and the fence shall be a minimum of 15 feet from the side and rear yards.
- The sports court surface must be no more than 15 feet from any lot line.
- The applicant shall complete and finalize permit #26535 to get the lot under 25% site coverage, as well as finalize any other open permits with the City within six months of approval of the fence. Failure to do so will be punishable under Section 405.1150 of the Zoning Code.
- No night lighting shall be installed for the sports court.

MOTION AND ACTION

The motion on the sports court and fence is based on the Staff recommended conditions of approval. If the Commission wishes to consider a different height for the fence, and/or different conditions of approval, it should be done by preceding motions. Action on the motion should be in the form of approval, approval with additional conditions, or denial. Action by the City Council is not required.

The following is an example motion for this application:

“I move to approve the site plan for a ten-foot high black netting fence at 320 Cabin Grove Lane submitted with Application #13-041 subject to the conditions listed in the Staff Report, as presented to the Planning and Zoning Commission on November 4, 2013”.

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.

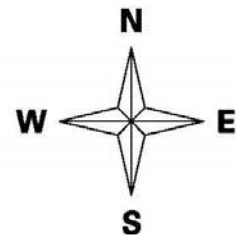
APPENDIX 3: AERIAL MAP



Property lines



320 Cabin Grove Lane



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:10/02/2013
	Description: View of the metal fence posts from the Cabin Grove Lane.
	Description: View of the fence and sports court looking northeast from the end of the driveway.
	Description: View of the fence looking east from the driveway.

Addendum to Application for Minor Site Development Plan

I. Project Description.

Applicant requests approval of a sports court with retractable netting located at 320 Cabin Grove Lane, Creve Coeur, Missouri. The retractable netting is composed of a netted, mesh material suspended by eight poles and can be raised to approximately twenty feet in height. The lightweight net material is designed to blend in with the wooded surroundings. The location of the netting and sport court is shown in Exhibit "A", attached hereto and incorporated herein by reference, and further depicted on Exhibit "B", attached hereto and incorporated herein by reference.

II. Unique Circumstances Justifying Higher Retractable Netting Height

The slope and the character of the property present a unique screening problem for the sports court, which, due to such unique characteristics of the property, requires the installation of the retractable netting. The natural slope of the property makes the installation of a shorter fence around the perimeter of the property, as normally permitted by the zoning code, infeasible. The sports court is located in the back of the property on the flat land immediately west of the retaining wall, on which the retractable netting is located. The support poles of the netting also act as structural support for the retaining wall. Past the retaining wall, there is a deep natural slope leading to a wooded area of trees, brush and other vegetation. The netting, which can be extended to approximately twenty feet in height, is needed to prevent athletic gear and sporting equipment, like soccer balls and basketballs, from rolling into and becoming lost in the wooded area behind the sports court, the street beyond the wooded area, or into the backyards of neighboring properties. While a fence between four and six feet high is permitted for a sports court, a six-foot fence would not sufficiently prevent loose athletic gear from entering the wooded area because of the deep slope behind the sports court and further, also due to the natural slopes of the property, it is not feasible to construct such a fence around the perimeter of the property. With a fence of the permitted four to six foot height, it is likely and foreseeable that balls and sport equipment could bounce or accidentally be kicked over such a shorter fence and become lost in the wooded area or enter a neighboring property, creating a nuisance that is easily prevented with the higher retractable netting located on the perimeter of the sports court. This unique screening problem caused by the steep slopes and wooded area behind the sports court satisfies the requirement of a unique circumstance that justifies the need for a higher retractable netting of approximately twenty feet and makes the construction of a four to six foot high permitted fence around the perimeter of the property unfeasible. In keeping with the natural surroundings behind the sports court and in the residential neighborhood, retractable netting rather than a solid fence was chosen because it is removable and less obtrusive than a traditional wooden, chain link, or wrought-iron fence. Accordingly, the applicant requests, without waiving any rights of the applicant, approval of the sports court and surrounding retractable netting, as presented on Exhibit A and Exhibit B.

Exhibit "A"

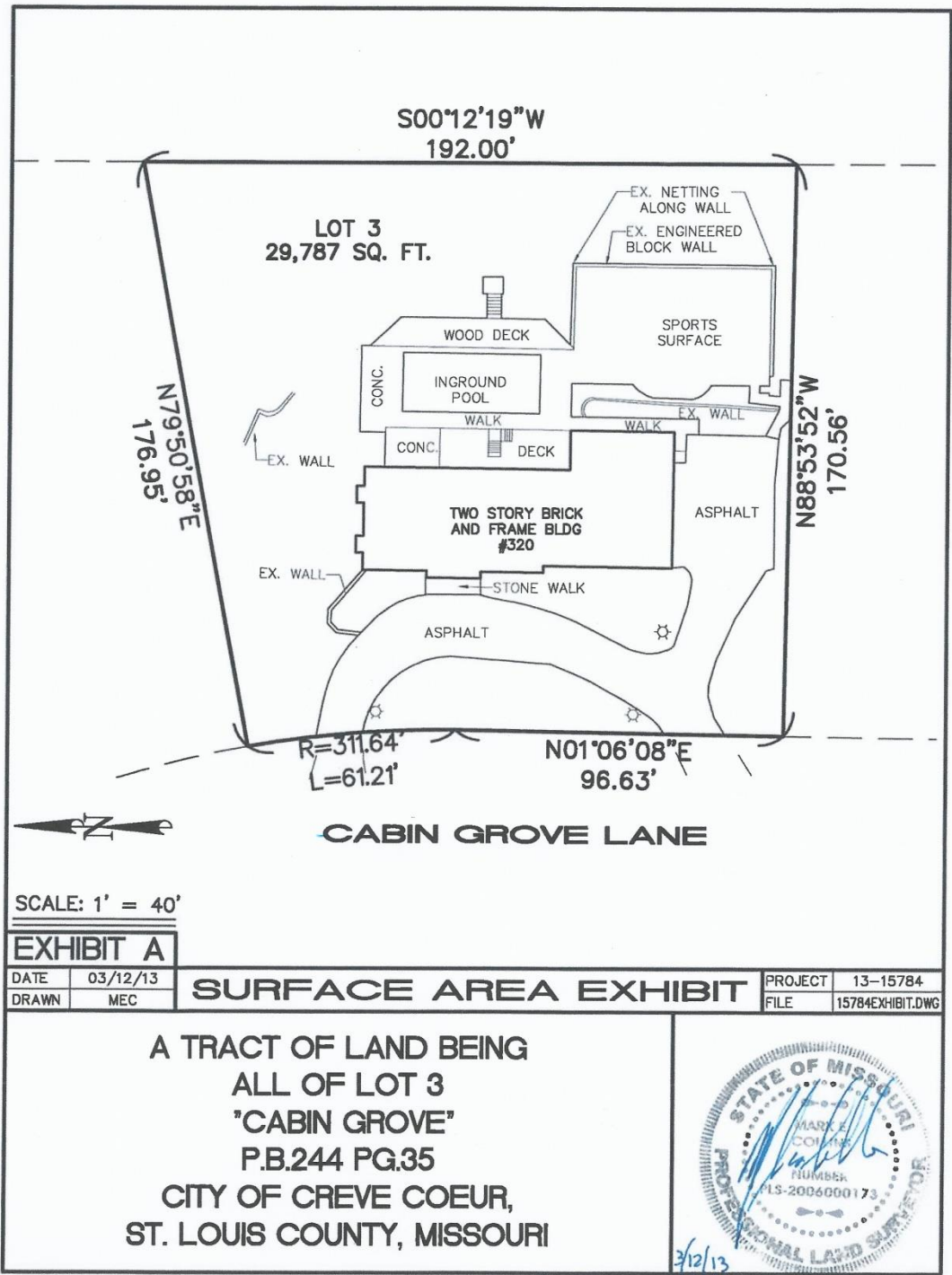


Exhibit “B”

Image of Retractable Netting

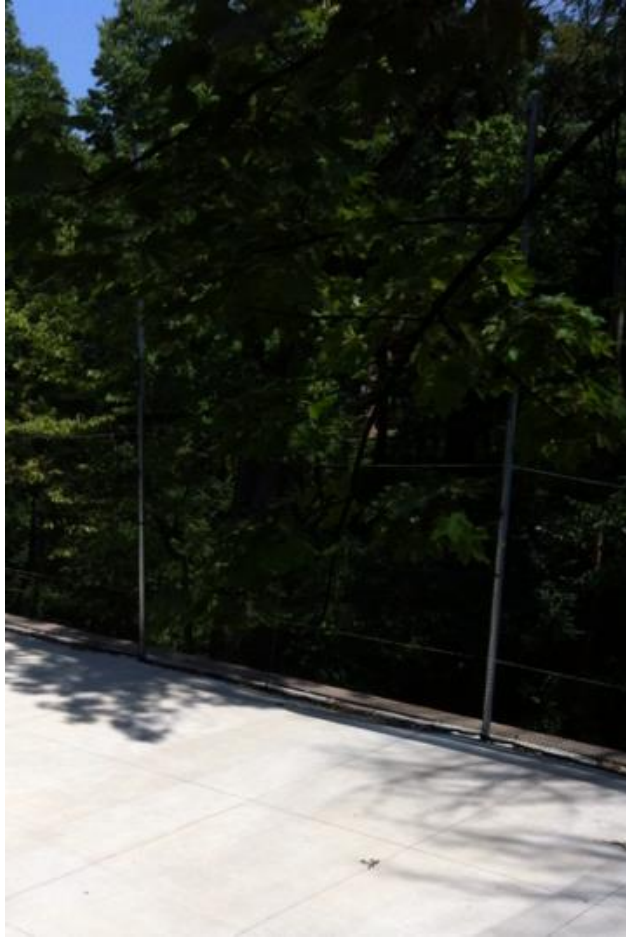


Image of Netting and Retaining Wall

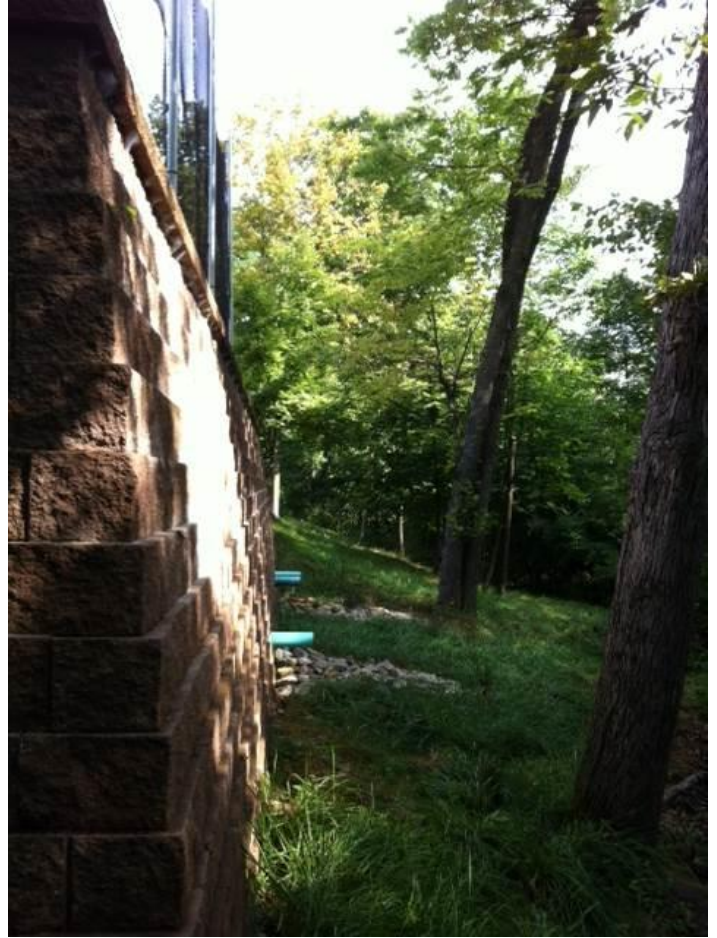


Image of Sports Court



From: billiken57@aol.com
To: [Kelly, Whitney](#)
Subject: APPLICATION TO PLANNING ZONING COMMISSION 313-041 --20 Foot Fence at 320 Cabin Grove Lane
Date: Wednesday, October 30, 2013 10:36:58 PM

October 30, 2013

TO: PLANNING AND ZONING COMMISSION

We would like to give some input regarding the proposed application for approval of a site development plan at 320 Cabin Grove Lane.

My husband and I live at 324 Cabin Grove Lane which is next door to the above stated property.

When we first saw this sport court, we was astounded by the size and scope of the project. However, when the 20 foot shiny aluminum poles were erected, the sports court then became something that no longer looked like a backyard structure.

The black netting is not offensive. However, the twenty foot tall aluminum poles--all eight of them--make the site look somewhat like a windfarm or something similiar to a paid recreational facility.

We are the only neighbors on Cabin Grove that are in a position to be impacted by the visual sight of this court. Our backyard property is very close to the court and the obtrusive poles. When the leaves fall, we actually have six (6) out of the eight erected poles that are visible from many rooms of our home. Because of the way the court is designed, there is no way to mask the sight of these poles with landscaping, etc.

We discovered that the owners did not seek approval, as required, by the Homeowners Association. We were flummoxed as to why Creve Coeur, with its dedication to maintaining high standards, allowed something like this in a backyard. We did not know, until the last meeting, that this fence was erected without permits and is in violation of the Creve Coeur code.

Knowing that this was not an approved fence reaffirms that it does not belong in a backyard. Does this court need a fence? Yes, it does. We are reasonable and understand that a fence is necessary to use the court. Please understand that this "fence" as it is erected now is not suited to a backyard in this neighborhood.

There is no way to adequately describe the sight of these poles without standing in our backyard or looking out one of our many windows. If you have any doubts, please come and ring our doorbell. In this particular case, even a picture doesn't really give you an idea of how non-residential these poles are---you really don't see the black netting---you just see eight, giant, silvery poles projecting twenty feet upwards and glinting in the sunlight.

The original request was for a 10 foot fence. While that still needs a special approval from the Commission, we feel it is a reasonable request. Instead of having poles that look somewhat like they should be flying a flag in front of a school, bank or post office, 10 foot poles would be a reasonable height. At 10 feet, the court could still be enjoyed and the eyesore of the poles would be greatly minimized.

Thank you for this opportunity to share our view of this issue.

Sincerely,

Arthur and Mary Lou Spellmeyer
324 Cabin Grove Lane

Creve Coeur, MO 63141
314-439-0569

From: [Jack Fritz](#)
To: [Kelly Whitney](#)
Subject: Fence at 320 Cabin Grove
Date: Friday, October 04, 2013 4:41:00 PM

We received the Public Notice regarding the fence approval in the mail on October 3, 2013. The backside of the notice showing the property lines is unfortunately not legible.

We own the property bordering 320 Cabin Grove on the east at 12 Williamsburg Road. We do not have an issue with the current fence which appears to be considerably taller than 10 feet. Nor would we have a problem with a 10 foot fence.

However, we do have two questions:

- 1) Are the metal poles which support the fence properly grounded for lightning strikes?
- 2) Exactly where is our mutual property line? My guess is that the property line is approximately 8 feet west of the existing electric line. This could be confirmed by Ameren records. For such a development, we feel that it is important that both owners know exactly where the mutual property line is located.

John W. Fritz
314-514-7774



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 THE PLANNING AND ZONING COMMISSION
#13-046 APPROVAL OF AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR ANIS HYDERABAD HOUSE INDIAN RESTAURANT**

FOR THE MEETING OF: November 18, 2013

LOCATION: 12637 Olive Boulevard within the West Park Retail Center. The property is zoned "CB" Core Business

REQUEST: The Applicant is requesting an amendment to the conditional use permit to include 16-outdoor seats. Ordinance No. 5288 authorizing the original conditional use permit for the full service restaurant prohibited outdoor dining.

ADDITIONAL INFORMATION:

All restaurants are a conditional use, with review by the Planning and Zoning Commission and approval by the City Council. Staff prefers that all conditions related to the use remain within one ordinance. Therefore, Staff recommends a repeal and replacement of the prior ordinance.

Key Issues:

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

Comp. Plan References

- West Olive Corridor Action Area

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Anitha Koppara
Anis, L.L.C.
1212 Cold Spring Drive
O'Fallon, MO 63368

PROPERTY OWNER: West Park Retail LLC
1610 Des Peres Road, Suite 320
St. Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

11/17/2013
Date

ATTACHMENTS: Applicant's Materials received October 21, 2013
Draft Ordinance
Ordinance No. 5288
Staff Report from December 2, 2012

PROPOSAL

In December 2012, the Planning and Zoning Commission reviewed and City Council authorized the issuance of a conditional use permit for a restaurant 2,368 sq. ft. restaurant with a condition that seating was limited to 48 seats for indoor dining, and no outdoor dining. At that time the Applicant did not wish to include outdoor seating, but is now seeking to amend the ordinance to include 16 seats in front of the tenant space. No changes to the site are being proposed.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building	"CB" Core Business District	N/A
South	Hospital and Office Building	"PH" Planned Hospital District, "CB" Core Business District	Olive Boulevard
East	Supermarket, inline center	St. Louis County "C8"	Park Center Drive (east)
West	Retail and Office Building	"CB" Core Business District	Park Center Drive (west)

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor that encourages a high-quality, contained business area that connects with and coexists in a compatible fashion with adjacent single-family neighborhoods, that encourages the The proposed use is integrated into the existing facility, with no modification to the exterior of the building or site. Since there are no known concerns with the existing development, it appears that the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the West Park Retail Center that has a mix of retail businesses, therefore, no site development plan review is necessary.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: "One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area." Based on this regulation, the proposed business is required to provide at least 28 seats. The following table shows the parking calculations for the entire center:

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Gas House Grill	restaurant	3,281(+144 indoor seats + 32 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	66
Pastries of Denmark	retail	2,315 (+47 indoor seats + 24 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	28
American Prestige	office	1,865	4/1000	8
QT Care	medical	1,450	4/1000	6

West Park Cleaners	retail	1,500	4/1000	6
Studio Branca	retail	5,578	4/1000	23
Painting with a Twist	retail	1,922	4/1000	8
Dental Office	medical	1,618	4/1000	7
HRC	medical	1,791	4/1000	8
Anis Indian Restuarant	restaurant	2,368(+48 indoor seats, 16 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	28
Vacant	Retail (assumed)	1,840	4/1000	8
Total Building:		22,247	Total	196
			15% Reduction	-29.4
			Total Required:	167

Also sharing the parking lot with the inline center is Advance Vision that is located in the freestanding building fronting Olive Boulevard (12601 Olive Boulevard). The parking regulations allow a reduction in their floor area of 8,400 square feet to 85% for a medical office of this size, before applying the 4 sp./1000 sq. ft. multiplier for an additional parking requirement of 29 spaces. This brings the total parking demand for the lot between these buildings to 196 parking spaces. The total parking provided in front lot between the two buildings are 206 spaces, thus the parking requirements are met.

As indicated in the prior Staff Report, the Center has a shared parking agreement allowing users of these two facilities to park on the lot the west that is shared with Buffalo Wild Wings and the West Park 1 office building behind the retail center, should additional parking become necessary.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance. The prior ordinance accomplished a repeal of prior conditional use permit, therefore the only change to the ordinance is to indicate the number of outdoors seats emphasized below. Listed below are the standard general conditions for restaurants, which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 2,368 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 48 seats for indoor dining, and 16 seats for outdoor dining. A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the attached draft 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 recommend approval of Application #13-046 to repeal and replace the conditional use permit for the restaurant located at 12637 Olive Boulevard to allow 16 outdoor dining seats, subject to the conditions contained in the draft ordinance prepared for the meeting of November 18, 2013” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

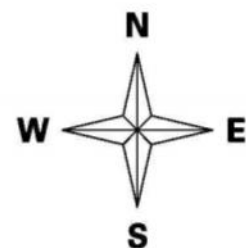
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Property lines

West Park retail center



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/21/2012
 A photograph showing the storefront of a brick commercial building. The sign above the entrance reads "AMERICAN PRESTIGE". There are several large glass windows and doors. The building is decorated with greenery and red bows. A paved parking lot is in the foreground.	View of the proposed tenant space from the parking lot.
 A photograph of a long, single-story commercial building with a brick and beige facade. A white arrow points to a specific section of the building. Several cars are parked in the lot in front of the building. Other buildings are visible in the background.	View looking north showing the tenant space in the larger context of the building. Arrow indicates tenant location.
 A photograph taken from a parking lot looking towards a large commercial building. In the foreground, there is a yellow fire hydrant and a blue handicapped parking space. The building in the background has a mix of brick and light-colored siding. There are trees and other parking areas visible.	View looking west from parking in front of tenant space toward lot shared with Buffalo Wild Wings and West Park 1.



city of **CREVE COEUR**
PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Name <u>ANITHA KOPPARA</u>	Name <u>ANIL K JUKANTI</u>
Company (If Applicable) <u>ANIS LLC</u>	Company (If Applicable) <u></u>
Address <u>12637 OLIVE BLVD</u>	Address <u>12446 Light house way Dr #E</u>
Address <u>CREVE COEUR, MO. 63141</u>	Address <u>Creve Coeur, MO. 63141</u>
Telephone # <u>614 787 2567</u>	Telephone # <u>614-787-2564</u>
Fax # <u></u>	Fax # <u></u>
Email: <u>KOPPARA.anitha@gmail.com</u>	Email: <u>anik-jukanti@yahoo.com</u>
 Applicant's Signature	 Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
Address <u>12601-12645 Olive Blvd</u>	Name <u>WEST PARK RETAIL LLC</u>
Address <u>St. Louis, MO. 63141</u>	Company (If Applicable) <u></u>
Development Name (if any) <u>West Park Retail</u>	Address <u>1610 DesPeres Road Ste. 320</u>
Current Zoning <u>Commercial.</u>	Address <u>St Louis, MO 63131</u>
Prior CUP Approvals (if known) <u></u>	Telephone # <u>314-569-5000</u>
	Fax # <u>314-569-5059</u>
	Email: <u>chilsman@altusproperties.com</u>
	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: We like to introduce outdoor seating for ANIS HYDERABAD HOUSE to St. Louis at 12637 Olive Blvd.

Gross Floor Area – Existing and Proposed: 2,368 sq. ft

Number of Seats (for restaurant only): 14-15

Number of Employees at the busiest shift: 9

Hours of Operation: 11:00 AM - 9:00 PM Weekdays. 11:00 AM to 9:30 PM weekends

Current or Most Recent Use of the Property: Restaurant

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

Rationale

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

Submittal Checklist

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

Preferred Public Hearing Date: Monday, _____, 20____.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

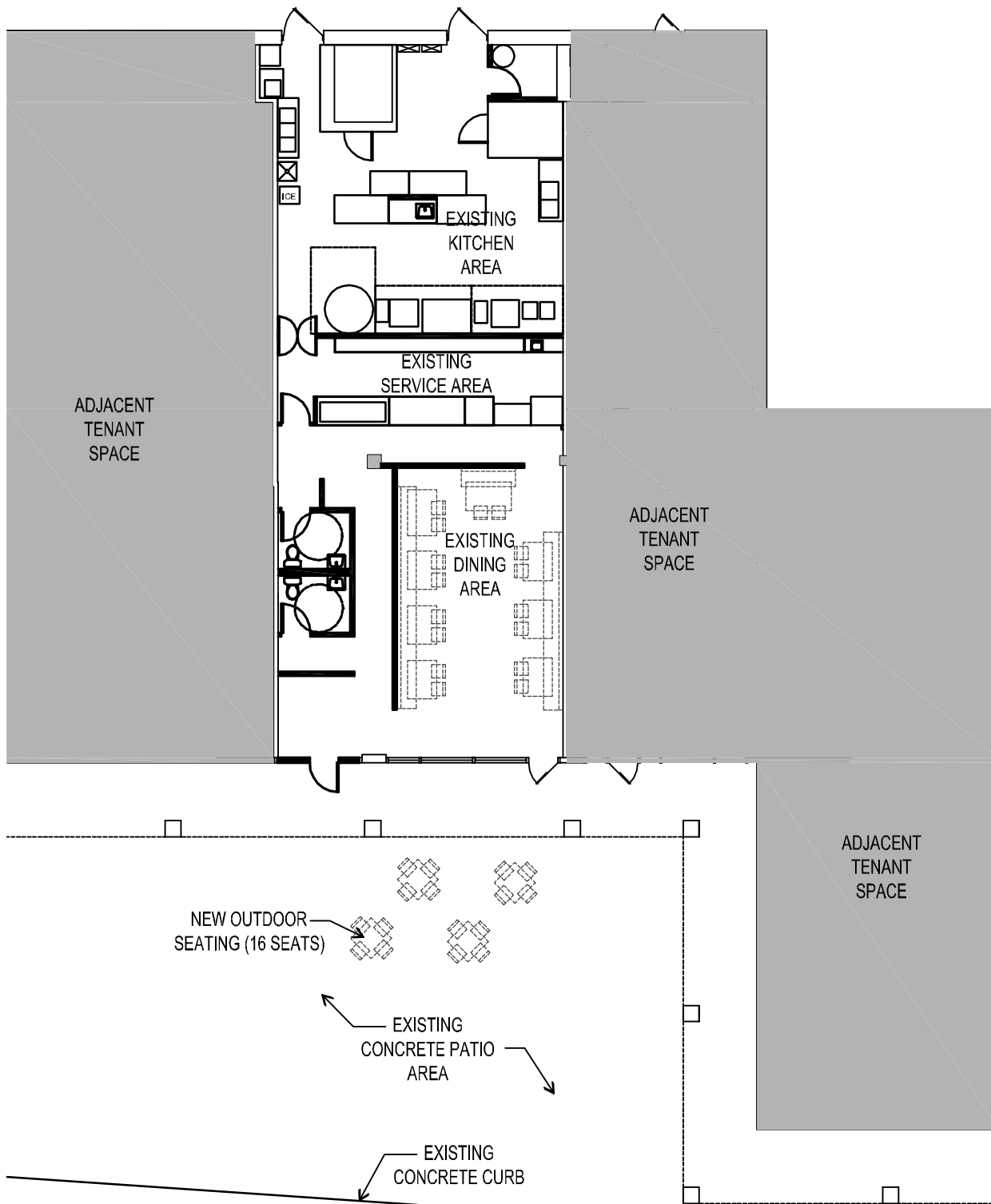
Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11



OUTDOOR SEATING PLAN

NTS

ANIS

12637 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63141

EXHIBIT A

Site Plan of Premises

The Premises are depicted in red below and are shown as consisting of 2,368 square feet.



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCE 5288
AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR
A 2,368 SQUARE-FOOT RESTAURANT LOCATED AT 12637 OLIVE BOULEVARD
WITHIN THE WEST PARK CENTER**

WHEREAS, under Section 405.210 Table A, all restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Anitha Koppa of Anis, L.L.C., to amend the prior conditional use permit for a 2,368 square-foot, 48-seat, restaurant at 12637 Olive Boulevard within the West Park Center to include 16 outdoor dining seats; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 18, 2013, 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 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 18, 2013; 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its next regular meeting, and

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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.

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: Ordinance Numbers 1470 and 5288 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12637 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

(I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;

(II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the

Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein.

(iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 2,368 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 48 seats for indoor dining, and 16 seats for outdoor dining. A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.

BILL NO. _____

ORDINANCE NO. _____

3. Hours of operation shall not exceed 11:00 am to 10:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. 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.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 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. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCE 1470 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,368
SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT LOCATED AT 12637
OLIVE BOULEVARD WITHIN THE WEST PARK CENTER, AND CONTAINING AN
EMERGENCY CLAUSE.**

WHEREAS, under Section 405.370(C), all eating and drinking places in the "CB", Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Anitha Koppa of Anis, L.L.C., for a conditional use permit for a 2,368 square-foot, 48-seat eating and drinking establishment at 12637 Olive Boulevard within the West Park Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 3, 2012, 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 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 4-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on December 3, 2012; 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its next regular meeting, and

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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, St. Louis County, Missouri, as follows:

Section 1: Ordinance Number 1470 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12637 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

(I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;

(II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John

Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein. (iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 2,368 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 48 seats for indoor dining, and no outdoor dining.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. 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

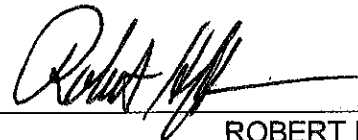
Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 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. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

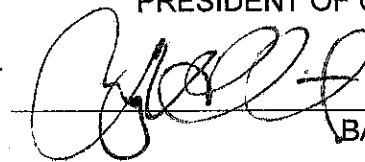
Section 5: This ordinance shall become effective as emergency measure in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 10 DAY OF December, 2012.



ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF December, 2012.



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



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 THE PLANNING AND ZONING COMMISSION
#12-035 FOR A NEW CONDITIONAL USE PERMIT FOR ANIS HYDERABAD
HOUSE INDIAN RESTAURANT LOCATED IN WEST PARK CENTER
FOR THE MEETING OF: December 3, 2012**

LOCATION: 12637 Olive Boulevard

REQUEST:

Anitha Koppara, of Anis Hyderabad House Indian Restaurant, has submitted a request for a conditional use permit for a 2,368 square foot eating and drinking establishment, at 12637 Olive Boulevard within the West Park Retail Center. The restaurant will have 48 interior seats. The property is zoned "CB" Core Business District.

ADDITIONAL INFORMATION:

All eating and drinking places are permitted by conditional use permit in the "CB" Core Business District [Section 405.370(C)(1)(g)].

Key Issues:

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

Comp. Plan References

- Health and Connectivity Goals
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

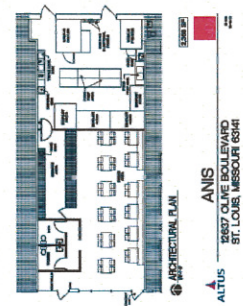
- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT:

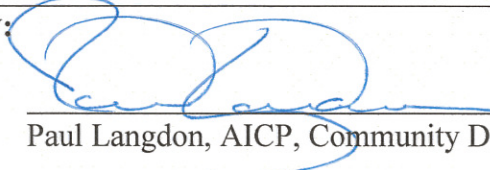
Anitha Koppara
Anis, L.L.C.
1212 Cold Spring Drive
O'Fallon, MO 63368

**PROPERTY
OWNER:**

West Park Retail, L.L.C.
10560 Old Olive Street
Rd., Suite 200
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP, Community Development Director

11/29/2012
Date

ATTACHMENTS: Applicant's Materials received October 19, 2012
Draft Ordinance

PROPOSAL AND ZONING HISTORY

The inline retail portion of West Park Center was originally built in 1987 under the “CB” Core Business Zoning. Since that time, the City has approved several conditional use permits for a variety of restaurants within the entire West Park Center development that includes two office towers, the AMC Theater, a free-standing restaurant and the inline center. Currently in effect are Ordinance Number 2055 for Gas House Grille (originally Malone’s Grill), Ordinance Numbers 1618 and 2213 for Pastries of Denmark, and Ordinances 1345, 1480, 1498 and 1678 for Buffalo Wild Wings (formerly Marc’s, Stazione Restaurant, and Dockrockers). An additional Ordinance (Number 1470) was approved in 1991 for a restaurant at 12629 Olive Boulevard called “Jandira’s.” That restaurant vacated some time ago and subsequent ordinances have apparently been approved on the assumption that the old CUP is abandoned.

The applicant proposes to establish a new restaurant within the inline center between the Pastries of Denmark and the Gas House Grill. It will be 2,368 square feet and have a maximum of 48 indoor seats. No changes to the exterior of the building or the parking lot are proposed.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building	“CB” Core Business District	N/A
South	Hospital and Office Building	“PH” Planned Hospital District, “CB” Core Business District	Olive Boulevard
East	Supermarket, inline center	St. Louis County “C8”	Park Center Drive (east)
West	Retail and Office Building	“CB” Core Business District	Park Center Drive (west)

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor that encourages a high-quality, contained business area that connects with and coexists in a compatible fashion with adjacent single-family neighborhoods. The proposed use is integrated into the existing facility, with no modification to the exterior of the building or site. Since there are no known concerns with the existing development, it appears that the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the Creve Coeur Shopping Center that has a mix of retail businesses. No changes to the exterior of the building or site are being proposed so no site development plan review is necessary.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: “One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in

an outdoor seating area.” Based on this regulation, the proposed business is required to provide at least 26 seats. The following table shows the parking calculations for the entire center:

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Gas House Grill	restaurant	3,281(+144 indoor seats + 32 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	66
Pastries of Denmark	retail	2,315 (+47 indoor seats + 24 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	28
American Prestige	office	1,865	4/1000	8
QT Care	medical	1,450	4/1000	6
West Park Cleaners	retail	1,500	4/1000	6
Studio Branca	retail	5,578	4/1000	23
Painting with a Twist	retail	1,922	4/1000	8
Dental Office	medical	1,618	4/1000	7
HRC	medical	1,791	4/1000	8
Proposed Anis Indian Restuarant	restaurant	2,368(+48 indoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	26
Vacant	Retail (assumed)	1,840	4/1000	8
Total Building:		22,247	Total Required:	194

Also sharing the parking lot with the inline center is Advance Vision that is located in the freestanding building fronting Olive Boulevard (12601 Olive Boulevard). The parking regulations allow a reduction in their floor area of 8,400 square feet to 85% for a medical office of this size, before applying the 4 sp./1000 sq.ft. multiplier for an additional parking requirement of 29 spaces. This brings the total parking demand for the lot between these buildings to 223 parking spaces, although only 206 parking spaces are provided in this lot.

However, the property owner has provided a copy of a shared parking agreement allowing users of these two facilities to park on the lot the west that is shared with Buffalo Wild Wings and the West Park 1 office building. Those two buildings are required to provide 106 and 277 parking spaces, respectively, while the parking field surrounding them has 466 parking spaces. This brings the grand total of all shared parking demand to 606 parking spaces (223+106+277) and the total of all shared parking available to 672 spaces (206+466). This indicates a regulatory surplus of 66 parking spaces, thus the parking requirements are met.

Form of the Ordinance

As indicated in the zoning history discussion above, there have been a variety of ordinances approved for this property relating to restaurant uses. Although most of them are still applicable to the existing facilities, Ordinance Number 1470, for Jandira’s, was never formally repealed.

To eliminate any future confusion, and given that the ordinance does not reference current code sections and does not follow current conventions for such CUPs, staff has included a repeal of Ordinance Number 1470 in the current draft for this application.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance. Conditions listed below are the standard general conditions for eating and drinking establishments which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 2,368 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 48 seats for indoor dining, and no outdoor dining.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the attached draft 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 recommend approval of Application #12-035 for a Conditional Use Permit for a eating and drinking establishment located at 12637 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of December 3, 2012" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/21/2012
	View of the proposed tenant space from the parking lot.
	View looking north showing the tenant space in the larger context of the building. Arrow indicates tenant location.
	View looking west from parking in front of tenant space toward lot shared with Buffalo Wild Wings and West Park 1.