

Table of Contents

Agenda	2
Draft minutes for the meeting of October 21, 2013.	
Draft minutes for the meeting of October 21, 2013..	5
CONTINUATION OF PUBLIC HEARING	
Staff Report for November 4 meeting.	15
Revised Applicant's Submittal for November 4 meeting.	28
August 19th P&Z Information	38
CONTINUATION OF PUBLIC HEARING	
Staff Report for November 4 meeting.	61
Revised Applicant's Submittal for November 4 meeting.	67
Staff Report for August 19th meeting	72
Applicant's Submittal for August 19th meeting	78
Current Master Sign Plan Ordinance #5169	83
Current Master Sign Plan Exhibit	85
Application #13-041: Minor site development plan for a 20-foot netting fence surrounding a sports court at 320 Cabin Grove Lane	
Staff Report	169
Applicant's Materials	176
Public Comments	179
Application #13-044: Approval of a boundary adjustment between 910 & 912 Woodshire Lane, and 11130 Oak Lake Court.	
Staff Report	182
Applicant's Materials	186



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 4, 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 for the meeting of October 21, 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. CONTINUATION OF PUBLIC HEARING

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. 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: 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

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

Applicant/Agent: Julie B. McCollum
912 Woodshire Lane
Creve Coeur, 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, OCTOBER 21, 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, October 21, 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. James Faron
 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. Pullium seconded the motion which carried unanimously.

4. PUBLIC COMMENT

Ms. Deni Dickler, 7 Haven View, said when the Zoning Ordinance was being updated, there were many changes made and for the most part it was done smoothly. Ms. Dickler's concern is that as changes were made there was a conditional use added for assisted living and that conditional use did not get carried over to a text amendment, and as a result assisted living has no restrictions at this point as opposed to any other similar type of usage, which has limitations to acreage, setbacks, and limits on the number of dwellings per acre. Ms. Dickler would like the Commission to review this.

Mr. Andrew Tessler, 13 Haven View Drive, expressed concerns with the application that was before the Board of Adjustment on October 17th, 2013. Mr. Tessler said the project is not appropriate for the proposed location and there are ramifications for approvals of this nature.

Ms. Linda Rezny, 104 Graeser Acres, said there is a traffic problem around Cityplace. Ms. Rezny said with the Fresh Market about to return to Planning and Zoning she thinks more consideration should be given to the access.

5. **UNFINISHED BUSINESS**

A. Request for Chapter 89 recommendation for improvement concepts related to the Dam, Detention Pond, and Channel Rehabilitation Project at the Creve Coeur Golf Course.

Applicant/Agent: Matt Wohlberg, City Engineer

Kirsten Barnes, Director of Parks and Recreation

Mr. Wohlberg, City Engineer, said he revised the recommendation from the last meeting, stating the revisions were to clarify the intent by discussing a concept level approach, trying to separate the present and future concerns. Mr. Wohlberg said while at the concept level the details are not fully known, the really broad picture is that the dam needs to be fixed, but the requirements are not fully understood yet. Mr. Wohlberg showed some pictures and explained some options. The options include a basic dam and channel repair, an enhanced dam and channel repair, basic dam, channel, and lake improvements, or enhanced dam, channel, and lake improvements. Mr. Wohlberg has concerns with separating the project out because of duplicating efforts of restoration to certain areas.

Mr. Rovak said he is not in favor of duplicating efforts, but as this comes together he would like to see the master plan. Mr. Faron agreed.

Dr. Barton said in order to keep this moving the question to ask is has the city satisfied the objective to have a plan overall and a methodical approach, which they have. Dr. Barton stated in his opinion from a Planning and Zoning perspective he thinks it should be passed.

Mr. Carl Lumley, City Attorney, clarified the options given are alternates, so you do not do all four; you pick one of the four.

Mr. Robert Kent, 13084 Ferntrails Lane, showed a breakdown of his own cost assessment of the project and also spoke about a Weir pipe drainage system. Please see Mr. Kent's attached notes as reference.

Mr. Wohlberg replied to Mr. Kent's comments and stated that various repair methods are still "on the table", including Mr. Kent's proposal. The options presented are just a concept plan to illustrate the scope of the work needed to address what issues they know need to be resolved.

Mr. Faron asked about the Business District help in funding. Mr. Lumley said if any neighboring businesses were to help it would be on a volunteer basis only. Mr. Lumley explained the City could look at a tax solution, but anything neighborhood related or site specific would be voluntary. Mr. Lumley said the City could look at a tax to give to the voters for approval and could be tailored to only apply to commercial properties, but it would have to go to voter approval.

Dr. Barton motioned to recommend the approval of the proposed improvements to the dam, detention pond, and lower channel at the Creve Coeur Golf Course, as recommended by the

City's Park and Recreation Committee, Stormwater Committee, and staff. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – nay
Mr. Rovak – aye

Mr. Faron – aye
Chair - aye

Dr. Barton – aye

6. **NEW BUSINESS**

A. Land Swap at Malcolm Terrace Park

Applicant/Agent: Jim Heines
Director of Public Works

Mr. Jim Heines, Director of Public Works, explained he has been working with the property owners at 11379 Elzey Street, the Lammers family, to complete this land swap. The swap consists of transferring titles from lots at 400 Brownee Street, 401 Mulligan Street, and a portion of the lot at 233 Mulligan Street to the city. Mr. Heines said in return the city will transfer title of a portion of 239 Mulligan Street and 223 Mulligan Street to the Lammers family giving them a larger more rectangular lot. Mr. Heines also stated by increasing the size of the lot at 11379 Elzey Street it will be bringing a nonconforming lot into compliance with the current zoning; however it will not create the potential for any future property owner to subdivide it into buildable lot. Mr. Heines showed maps of the lots. City Staff and the Lammers are aware they are required to submit a request to the Planning Commission to consolidate the parcels and will follow up on this issue after the land transaction is completed.

Mr. Faron stated the Planning and Zoning Commission has reviewed the details as well as the final results of the land swap between the City of Creve Coeur and Mr. & Mrs. Lammers at Malcolm Terrace Park and recommend approval of this land transaction. Mr. Pullium seconded the motion with the resultant vote as follows:

Mr. Rovak – aye
Mr. Pullium – aye

Dr. Barton – aye
Chair - aye

Mr. Faron – aye

B. Solar Panel Installation at the Dielmann Complex

Applicant/Agent: Jim Heines
Director of Public Works

Mr. Jim Heines, Director of Public Works, said this item was more for notification and informational purposes only. Mr. Heines said Microgrid Solar has contacted the city with a proposal to install solar panels on the roof of the Dielman Center. Mr. Heines said the lease agreement is set for a term of six years, only five annual payments of \$2,000 is required. Mr. Heines said there are financial benefits to having the solar panels.

Mr. Robert Kent, 13084 Ferntrails Lane, wanted to know if Microgrid would perform the maintenance. Mr. Carl Lumley, City Attorney, said they would maintain the solar panels; the lease requires them to. Mr. Kent wanted to know if Microgrid would obtain Creve Coeur permits. Mr. Lumley replied they would. Mr. Kent wanted to know what a “nominal amount” was considered to be. Mr. Lumley said it was to be determined, but the city has the option to make them take it down if it is too high. Mr. Kent wanted to know how much the city paid for the last twelve months of electricity. Ms. Kirsten Barnes, Director of Parks and

Recreation, said there are two separate meters at the Dielman Recreation Complex: one is for the ice side; and, the other is for the Pro-Shop on the golf side. Ms. Barnes stated the Pro-Shop uses more electricity, so the proposal is that the solar panels be wired into the Pro-Shop because the per kilowatt load/cost is higher there. Ms. Barnes did not have a specific number but thinks it is around \$27,000. Mr. Kent would like to see an annual review of this solar panel project with a cost breakdown.

C. REQUEST FOR CONTINUANCE

Application #13-041: Request for minor site development plan approval of a 10-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

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

Mr. Paul Langdon, Director of Community Development, explained the applicant has had to change the request from 10 feet to 20 feet for the height of the fence, because it was advertised as 10 feet and, since the increase was substantial, it had to be re-advertised.

Mr. Arthur Spellmeyer, 324 Cabin Grove, lives south of the applicant. Mr. Spellmeyer said he was confused about the process, because the “urban landscape” was erected a couple of years ago and now it is just being noticed it is too high. Mr. Spellmeyer said the city had to approve it or it never would have been built. Mr. Spellmeyer also said the applicant never applied for trustee approval and never received trustee approval. Mr. Spellmeyer stated he was opposed to the project.

Mr. Carl Lumley, City Attorney, said Missouri Law does not allow the city to get involved in subdivision indentures and that you have to go to court to enforce them. Mr. Lumley said the city cannot get involved because it is a contract between the neighbors. Mr. Lumley said it was built without permits and that is why the problem has just recently come to the City’s attention.

Mr. Faron motioned to continue Application #13-041. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Mr. Rovak – aye

Mr. Faron – aye
Chair - aye

Dr. Barton – aye

D. PUBLIC HEARING

Application #13-042: Rezoning of 10545 Old Olive Street Road to “PRD” Planned Residential Development District and Site Development Plan approval for a 182-unit residential and commercial 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

Mr. Brad Goss, 120 S. Central Avenue, explained the request for the rezoning and the site development plan for a mixed use project. Mr. Goss said the project would consist of 182-units of residential space and 4,600 square feet of commercial space. Mr. Goss showed pictures of the site, proposed building, and proposed parking. Mr. Goss also explained the site orientation explaining what you see from each side of the property. Mr. Goss said the residential component will have 182-units that are 1-2 bedroom apartments; there are 128-units at the center of the site and 5 carriage house buildings, with the commercial component in the front along Old Olive Street Road. Mr. Goss said the site contains 330 parking spaces, there will be on-site detention and MSD requirements will be met, as well as treating the stormwater which is currently not being done. Mr. Goss said the floor area ratio is .55 and site coverage is 59.6%, both meeting the “PRD” requirements. Mr. Goss said there are 2 entrances to the site. Mr. Goss showed drawings of the cross-sections and said that he was in compliance with the city’s ordinance. Mr. Goss showed pictures of current vegetation from many angles on the site, and showed the lighting plan which will be in compliance with the city’s ordinance. Mr. Goss explained the tree plan and said a few trees would be removed but 44% will remain and he will also be working with staff in regards to the landscape plan. Mr. Goss showed material types for the exterior of the proposed building. Mr. Goss concluded his presentation by stating this project will revitalize this corridor, like the Comprehensive Plan calls for; the housing will provide a component that is missing for the life sciences industry, it will improve pedestrian access by putting in a crosswalk on the southwest corner of the property. Mr. Goss said he has met with MoDOT in regards to pedestrian access and they are supportive of the ideas that have been discussed.

Mr. Lee Cannon, Crawford Bunte Brammeier, 1830 Craig Park Court, Suite 209, said that Old Olive Street Road is under the jurisdiction of MoDOT and there was recently a meeting between staff, MoDOT, and Crawford Bunte Brammeier to talk about traffic issues and that the study is currently under way. Mr. Cannon said traffic study will include impacts from the additional development from the site, and also the intersection from Olive all the way around to Willowbrook intersections looking at traffic conflicts and flows. Mr. Cannon said there is plenty of pavement to handle the traffic, but they will be investigating whether there is a need to stripe a left or right turn lane at the driveways of the site. Mr. Cannon stated they will be looking at improving transit and pedestrian connections along Old Olive, as there are not currently sidewalks. Mr. Cannon said the traffic study should be ready to view at the next Planning and Zoning meeting.

Mr. Goss said since the aerial photos had been taken there were trees illegally removed from his site that he planned on leaving there. Mr. Goss said he believed the contractor doing the Briarcliff retaining removed them, but they removed them without permission. Mr. Faron asked if there was any indication of those trees being replanted or replaced. Mr. Goss stated he will be talking with the wall contractor and will be working with city staff to try and figure out what to do.

Mr. Craig Dobkin, 104 Pebblebrook Court, is opposed to the project. Mr. Dobkin has traffic concerns, drainage concerns, and concerns with trees being cut down and visibility to Old Olive Street Road.

Mr. David Caldwell, 257 Brooktrail Court, spoke to the concept of public benefit. Mr. Caldwell stated back when the “PRD” was studied and approved there was a lot of discussion around the intent of public benefit. Mr. Caldwell said he thinks the intent of public benefit is subjective, but worth the discussion. Mr. Caldwell also wanted to know about MoDOT exploring a fly-over.

Ms. JoAnn Lewis, 1002 Wilton Royal, is opposed to the project. Ms. Lewis said she is concerned with drainage and water issues. Ms. Lewis also has concerns with the proposed density.

Mr. Alan Rudolph, 84 Pebblebrook Court, is opposed to the project. Mr. Rudolph thinks the project is too dense. Mr. Rudolph has traffic concerns, noise concerns, and that there is no benefit to Willowbrook or Briarcliff subdivisions.

Mr. John Reinwart, 212 Stoney View Court, is opposed to the project. Mr. Reinwart said he already has a lot of water runoff and with project he thinks he will get more.

Ms. Evelyn Maylath, 115 Willowbrook Drive, is opposed to the project. Ms. Maylath is concerned with problems she has had in the past with her flooding basement and this development making it worse. Ms. Maylath also has traffic concerns.

Ms. Jo Ellen Reinwart, 212 Stoney View Court, is opposed to the project. Ms. Reinwart said she has traffic concerns and density concerns. Ms. Reinwart also said she has a problem with 56% of the trees being removed.

Ms. Anne Freeman, 123 Brookside Court, is opposed to the project. Ms. Freeman is concerned with children walking to and from their bus stop.

Ms. Linda Rezny, 104 Graeser Acres, asked to see view from the east side and wanted to know what the landscaping will look like and if the building will be visible from people’s homes.

Ms. Mary Elizabeth Powell, 14 Stoney View Lane, is opposed to the project. Ms. Powell wanted to know with 300 parking spaces that will lead to more cut-thru traffic. Ms. Powell also said there is a difference between the church that currently sits on grass and has trees than an apartment complex sitting on concrete. Ms. Powell is also concerned with water runoff.

Ms. Carla Hickey, 148 Glen Ridge Lane, asked how Creve Coeur envisioned this corner in twenty years and what the long term plan is.

Mr. Goss addressed the residents’ concerns. Mr. Goss clarified that they would not be tying the sanitary sewer system into their project. Mr. Goss said in regards to the stormwater runoff they are not allowed to make conditions worse. Lastly, Mr. Goss said the Vanguard project will be taken into consideration with regards to the traffic study.

Chair Madden wanted to know where the traffic study will be taking place. Mr. Cannon said the study is a work in progress and explained the process of the study. Mr. Faron asked if they could make Willowbrook a right-in/right-out. Mr. Cannon said no but they will be looking at cut-thru traffic on Guelbreth and Willowbrook.

Dr. Barton asked for the motives to be explained in the traffic report, can the report also include what local traffic is, and the impact of the right onto Olive with the immediate left onto Spoede. Mr. Cannon said there is a solution for the Olive/Spoede issue and they will attempt to include it the report.

Ms. Whitney Kelly, City Planner, said in order to proceed with “PRD” rezoning the commission must find eligibility in that this project cannot be approved any other zoning district within the city and it fulfills the purposes of the planned zoning districts section of the code. Ms. Kelly then stated the criteria. Ms. Kelly then stated the application does meet all criteria.

Mr. Faron asked for clarification of the density in Briarcliff. Ms. JoAnn Lewis, 1002 Wilton Royal, said it was 8 units per acre, there are 277 units in Briarcliff.

Mr. Faron asked if decreasing some of the Carriage House units was an option. Mr. Goss said he did not know if eliminating units is the answer, but there are some variations that can be explores, i.e. elevations or moving garage units.

Mr. Paul Langdon, Director of Community Development, addressed the question about where the city envisions this area. Mr. Langdon said the Comprehensive Plan encourages development in this area, it was named Commerce Center, and it is to be a commercial hub. Mr. Langdon stated the plan encourages more development of this area to provide more services and have more functionality that supports the Life Sciences industry.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

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

Mr. Faron motioned 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. Mr. Pullium seconded the motion with the resultant vote as follows:

Mr. Rovak – aye

Dr. Barton – aye

Mr. Faron – aye

Mr. Pullium – aye

Chair - aye

E. PUBLIC HEARING

Application #13-043: A request to amend Section 405.120, Definition of Terms, of the Creve Coeur Zoning Ordinance to clarify the included floor area in the definition of floor area ratio.

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur

Mr. Paul Langdon, Director of Community Development, said this issue goes back several years and explained when they were recodifying the entire municipal code they were addressing issues where wording was in conflict, confusing, out of date, or made reference to things that did not exist, etc. Mr. Langdon said one of the comments made at that time was that the way they described “floor area ratio” and “floor area” were not immediately obvious and it led to misunderstanding. Mr. Langdon said the Council asked staff to clarify the standard, and what they did was use “gross leasable floor area” as a stand-alone definition and nothing was ever created for “floor area”. Mr. Langdon said the problem with that is the plain English reading suggests all floor areas is literally all floor area (garage floor, closet floor, basement floors, floor of stairwell). Mr. Langdon said prior to that because “gross leasable” and “floor area” were treated the same, those areas were not included and that is fairly common practice in most cities. Mr. Langdon gave some examples of commercial projects where if the formula of counting literal floor area was used, they would all have very large floor area ratios thus creating non-conformities. Mr. Langdon then explained there is a floor area standard for homes, which is the dwelling unit floor area, and that does not include all of the house, just the living space. Essentially, Mr. Langdon explained that the FAR definition needed to be changed to reference all of the area standards already in the code. Mr. Langdon concluded by stating the amendment before the Commission is not changing how things will be handled in the future versus how they were dealt with in the past; it is more about staying on the same path than changing direction.

Mr. Faron asked if the designations that they will rule on from this point on will either be “dwelling” or “gross leasable”. Mr. Langdon said that was correct, it is actually putting words around what they have done in practice.

Mr. Pullium asked if this change would have any fiscal impact, possibly changing taxes. Mr. Langdon said it would not.

Mr. Marvin Greenberg, 19 Haven View, was asking for clarification on how FAR was applied for 450 N. Lindbergh Boulevard.

Ms. Deni Dickler, 7 Haven View, is opposed to changing the FAR definition. Ms. Dickler said she likes the restrictive ordinance that is in place right now.

Mr. Langdon clarified that the standard is not being changed in practice; it is staying the way it has always been done.

Mr. Jeff Dickler, 7 Haven View, is opposed to changing the FAR definition. Mr. Dickler is concerned with spaces being used in a building that was not intended for living space when proposed.

Mr. Andrew Bitterfield, 9 Tealwood, is worried about unintended consequences.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

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

Mr. Langdon said FAR is about limiting size or bulk of the building, not about limiting the occupancy. Mr. Langdon said occupancy is driven by public health and safety and building codes; zoning does not get into that other than, the bigger the building the bigger the parking requirement.

Mr. Faron motioned to recommend approval of an amendment to the definition of Floor Area Ratio as written in the draft ordinance attached to the staff report on Application #13-043, dated October 21, 2013. Dr. Barton seconded the motion with the resultant vote as follows:

Mr. Rovak – aye
Mr. Pullium – aye

Dr. Barton – aye
Chair - aye

Mr. Faron – aye

7. WORK AGENDA

A. Review of NAICS update and Assisted Living approval criteria

Mr. Langdon said when the NAICS update was made there were a number of uses that when converted from SIC to NAICS they multiplied. There was one number that covered multiple uses under SIC and under NAICS it became four or five numbers. The use covering “elder care” was one of them. Mr. Langdon explained the numbering system. Mr. Langdon said before the NAICS was approved issues were noted where there were inconsistencies, and “assisted living” appeared to be one of them, so they made it conditional like others that are similar. Mr. Langdon said of all of the “elder care” uses, “assisted living” is the lowest intensity, so that is why it was left as a conditional use without any pre-determined conditions. The concern that was raised is that assisted living would not be subject to the special conditions nursing homes or independent living is subject to. Mr. Langdon said he thinks this is an opportunity to re-review it. Mr. Lumley asked for a reminder of what special conditions were, which Mr. Langdon replied minimum lot size is 3-acres and minimum setback is 50 feet on all sides. The Commission agreed this needs to be reviewed. Mr. Langdon said there will be a similar discussion with City Council and assuming their reaction is similar to the Commission’s then staff will put something together for a larger discussion.

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said the Terra West Apartment proposal will be returning, the sport court on Cabin Grove will be returning, The Fresh Market proposals as well as the CityPlace Master Sign Plan should also be back. Other pending applications were Anis Indian Restaurant seeking an amendment to their existing conditional use permit, and a boundary adjustment on Woodshire Lane.

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 10:35 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



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
#13-019 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

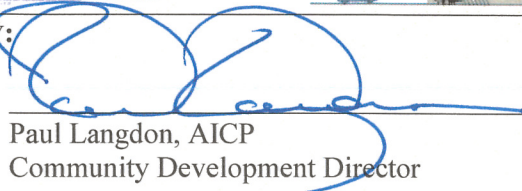
APPLICANT: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

**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

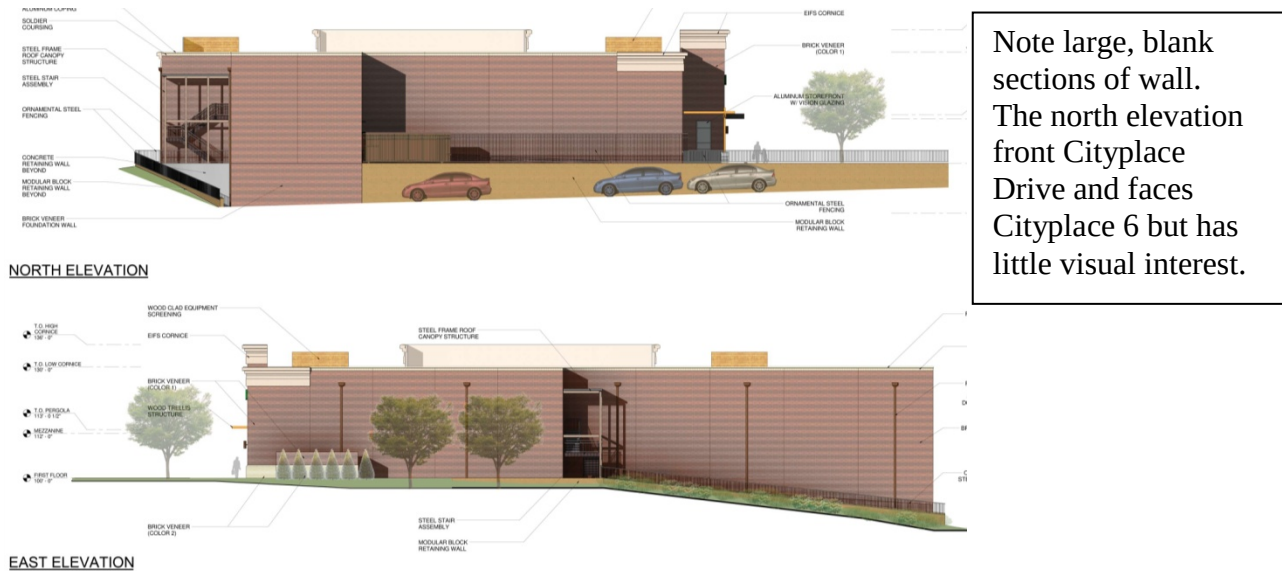
Physical Features and Site Relationships

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.

22

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.

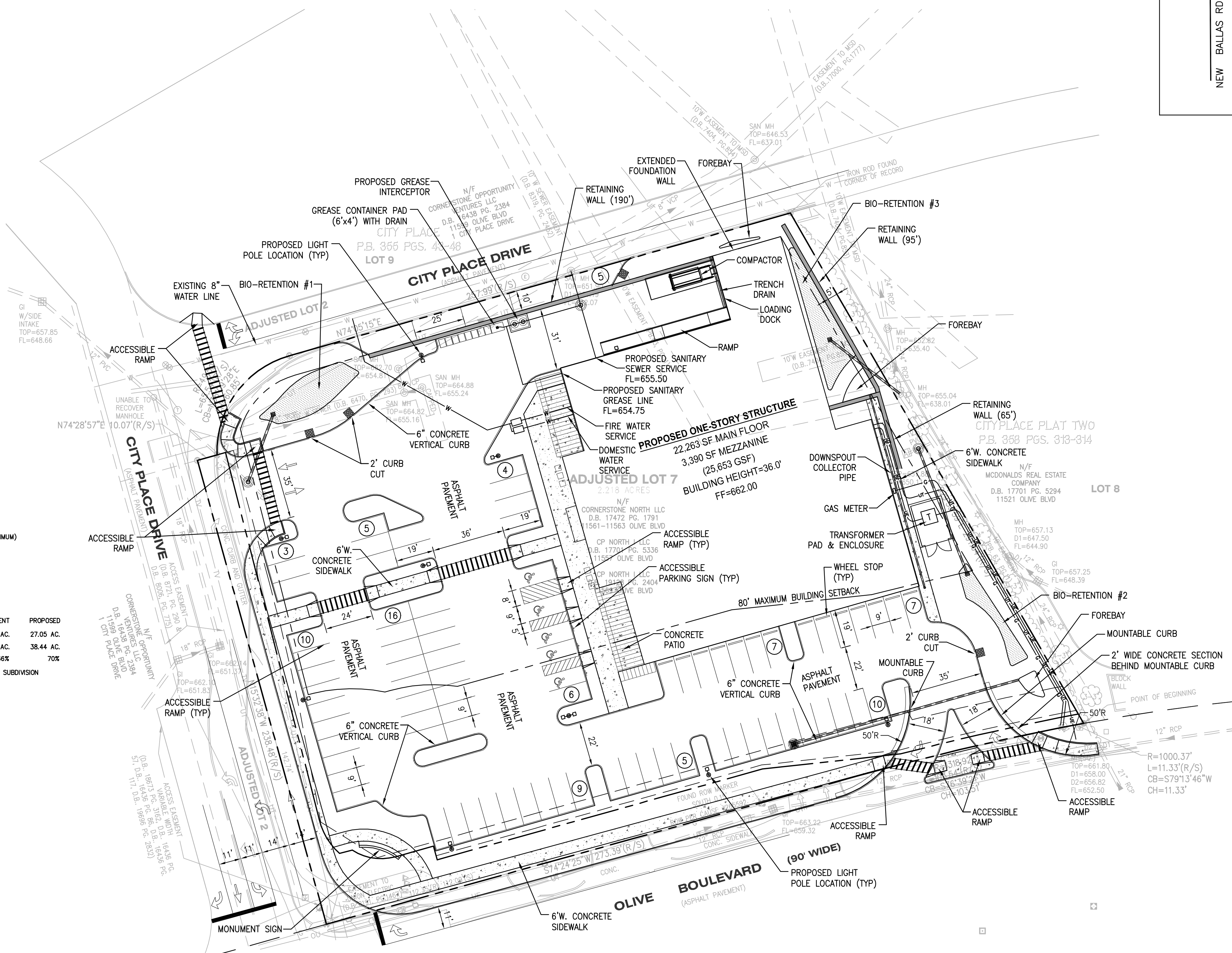
STORM FLOW = $1.70 \times 2.20 \text{ AC.} + 3.54 \times 0.02 \text{ AC.} = 3.81 \text{ CFS}$

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

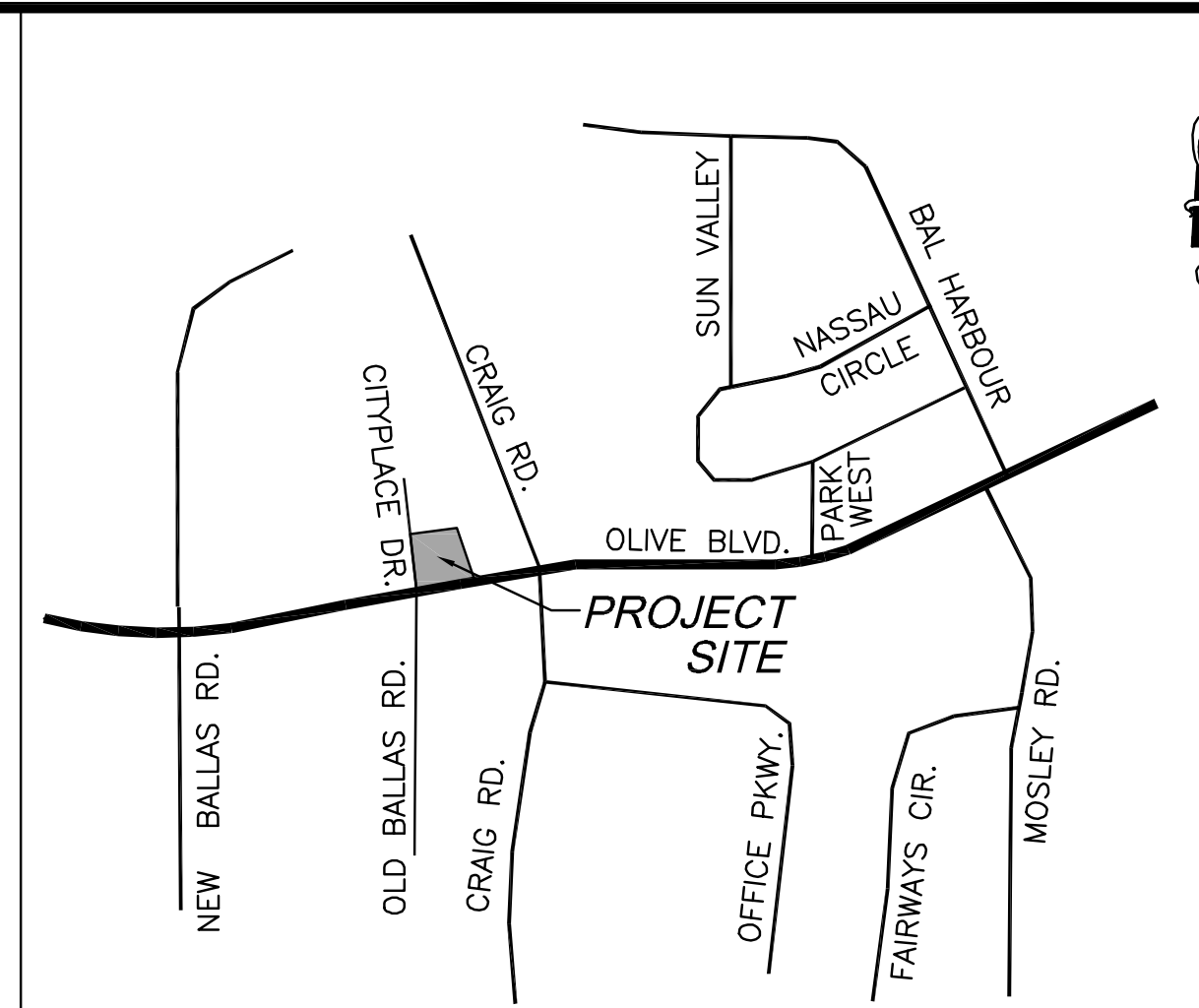
GENERAL NOTES

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. 28188C0121 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.



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. 1-270; 68' SOUTH OF THE CENTERLINE
INTERSECTION OF COEUR DE VILLE COURT AND
COEUR DE VILLE DRIVE.



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

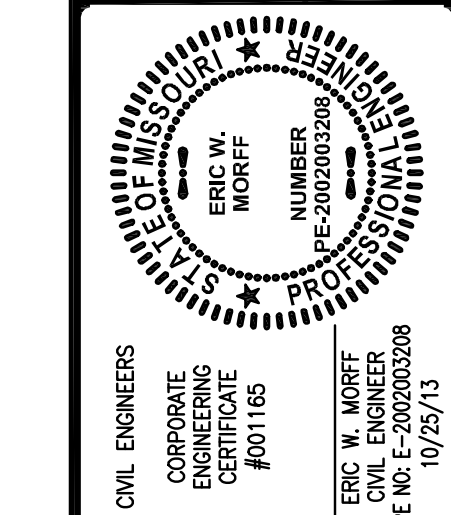
- | | |
|-----------|---------------------------|
| — 000 — | EXIST. CONTOUR |
| — 000 — | PROP. CONTOUR |
| | ASSUMED SPOT ELEV. |
| | ASSUMED FUTURE SPOT ELEV. |
| ⊗ | EXIST. STORM MANHOLE |
| ⌈ | EXIST. TELEPHONE BOX |
| ⊠ | EXIST. WATER METER |
| ⊙ | EXIST. TREE |
| ⊕ | EXIST. CLEANOUT |
| ○ | EXIST. 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]

THE KOMAN GROUP
#6 CITY PLACE DRIVE, SUITE 430
ST. LOUIS, MO 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
314.984.9887 *tel*

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

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

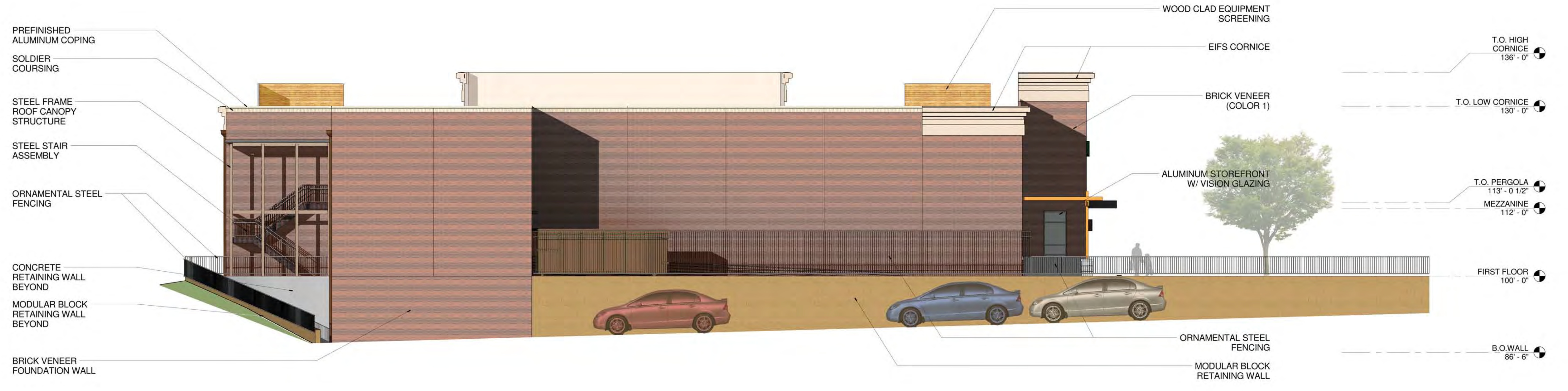
SETBACKS:

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

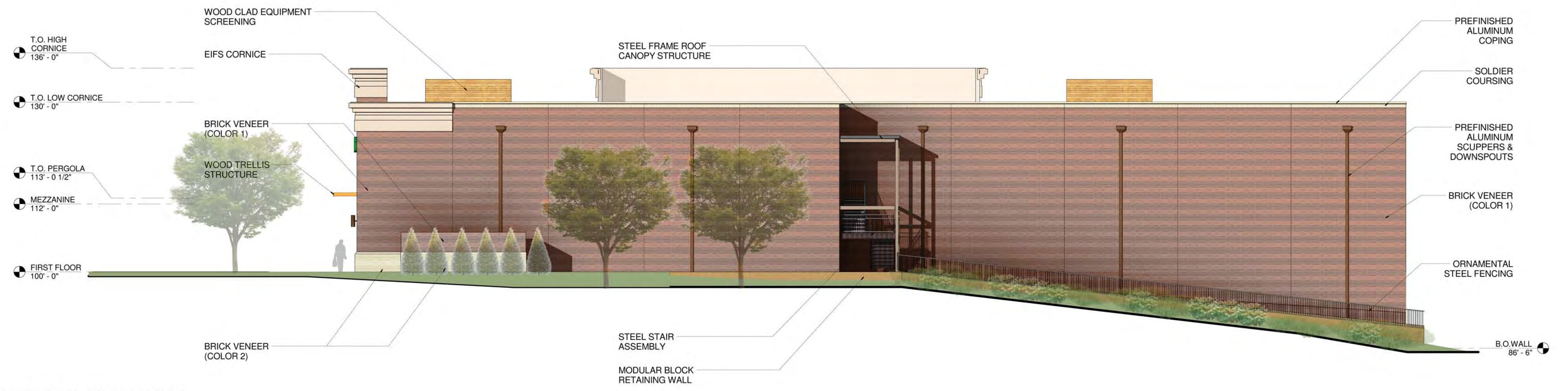
PLAN KEY:

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





NORTH ELEVATION



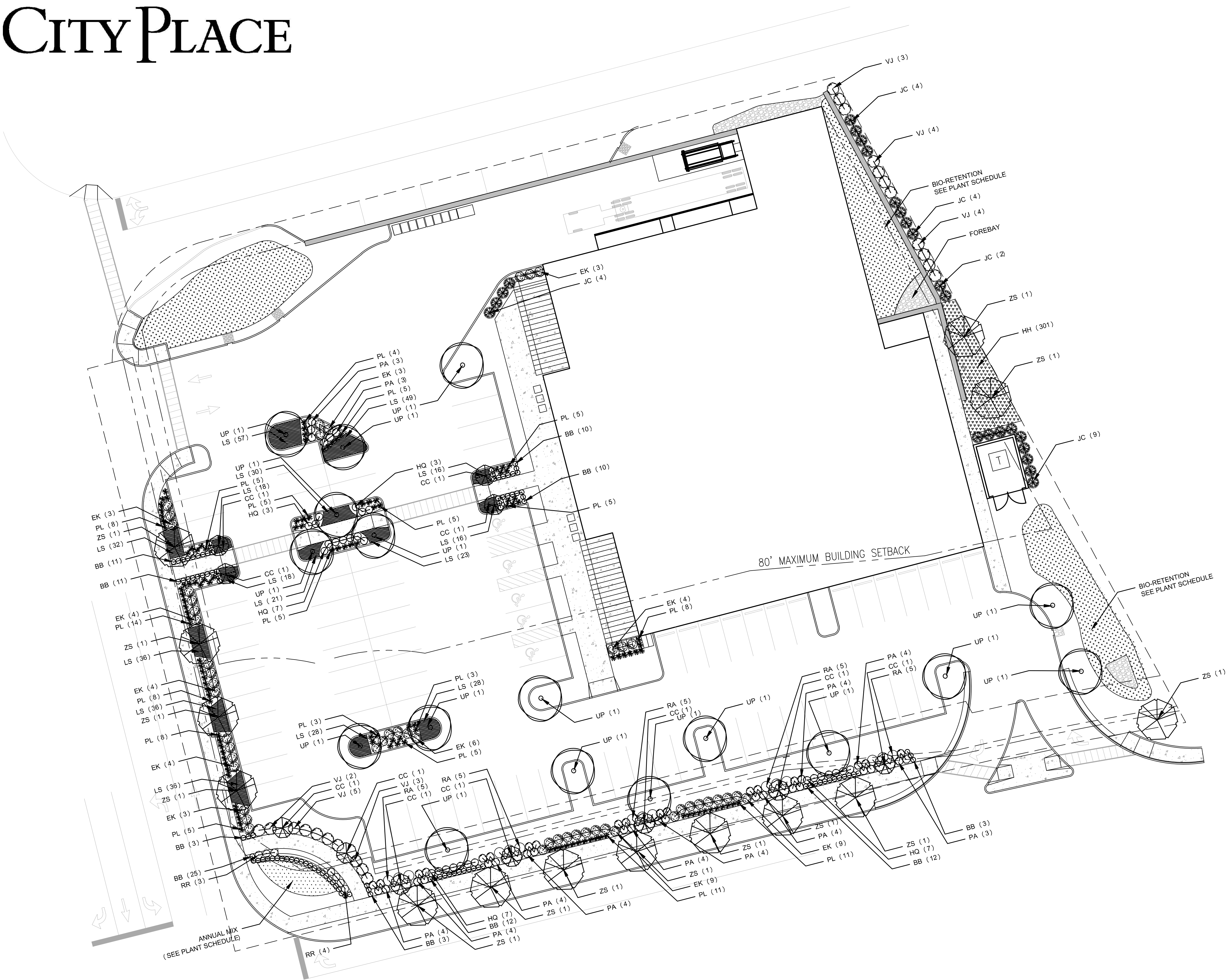
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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.							

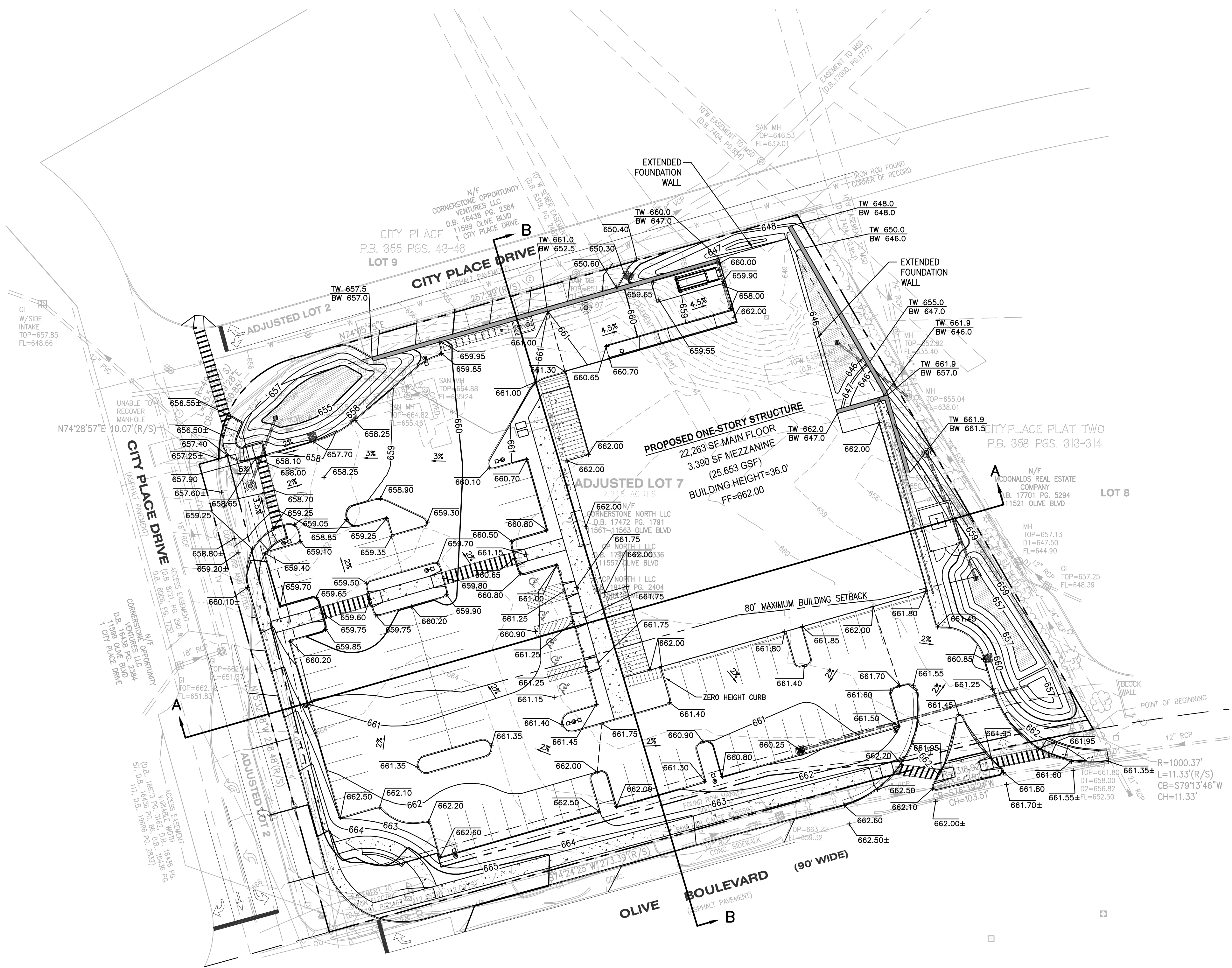


TYPICAL STREETSCAPE
ELEVATION ALONG OLIVE
SCALE: 1/8" = 1'-0"



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





USER: Brian Jokerst TAB: GRADING
DATE: October 28, 2013 - 8:46:16 AM
DRAWING: S:\JOBS\Jobs2013\13-0033\CD

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 200
St. Louis, MO 63103
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

STATE OF MISSOURI
ENGINEER
ERIC W. MORFF
NUMBER
PE-2002003208

ERIC W. MORFF
CIVIL ENGINEER

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

[illegible]



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



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



2 SITE CROSS SECTION B-B

USER: Brian Jokerst TAB: SITE SECTIONS
DATE: October 28, 2013 - 8:46:52 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	

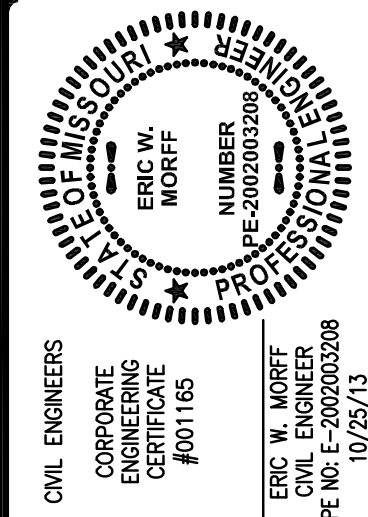
COLE

+ 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

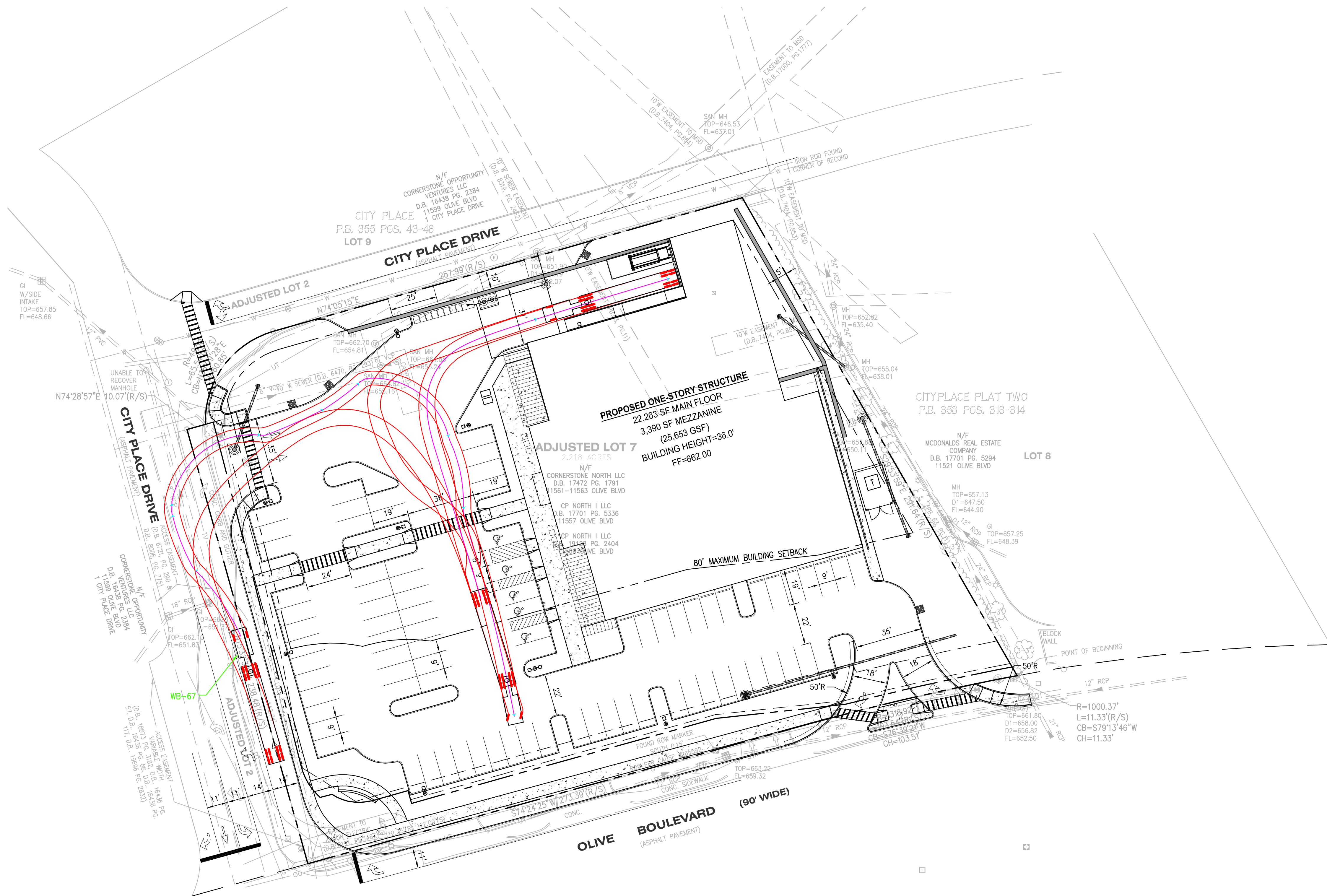
SITE CROSS SECTIONS



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

THE PROFESSIONAL WARE SOLUTIONS AND PERSONAL CEN. APPROVAL REGION
ASSUMES RESPONSIBILITY FOR ANY APPEALS IN THIS PLACE AND OTHERS.
(PURSUANT TO SECTION 327.411 (RSMO) ANY RESPONSIBILITY FOR ALL CLAIMS,
SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT
SEALED BY THE UNDERSEEN PROFESSIONAL, BELONGS TO, OR INTENDS TO BE USED
BY THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL CEN. APPROVAL REGION

[illegible]



USER: Brian Jokerst TAB: AUTOTURN
DATE: October 28, 2013 - 8:48:51 A

BASE MAP:	DESIGN/CALC BY	BSJ
	DRAWN BY	BSJ
	CHECKED BY	EWM
	DRAWING SCALE	AS SHOWN
	DATE	10/25/13
	<i>Job Number</i> 13-0033	
MSD P.N.O.	<i>Sheet Number</i> C0.4	

col

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

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

**CITYPLACE PLAT TWO
ADJUSTED LOT 7**

AUTOTURN EXHIBIT

CIVIL ENGINEERS

CORPORATE
ENGINEERING
CERTIFICATE
#001165

ERIC W. MORFF
CIVIL ENGINEER
F. NO. F-2002003208

STATE OF MISSOURI
★
ERIC W.
MORFF
NUMBER
PE-2002003208
PROFESSIONAL ENGINEER
★

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

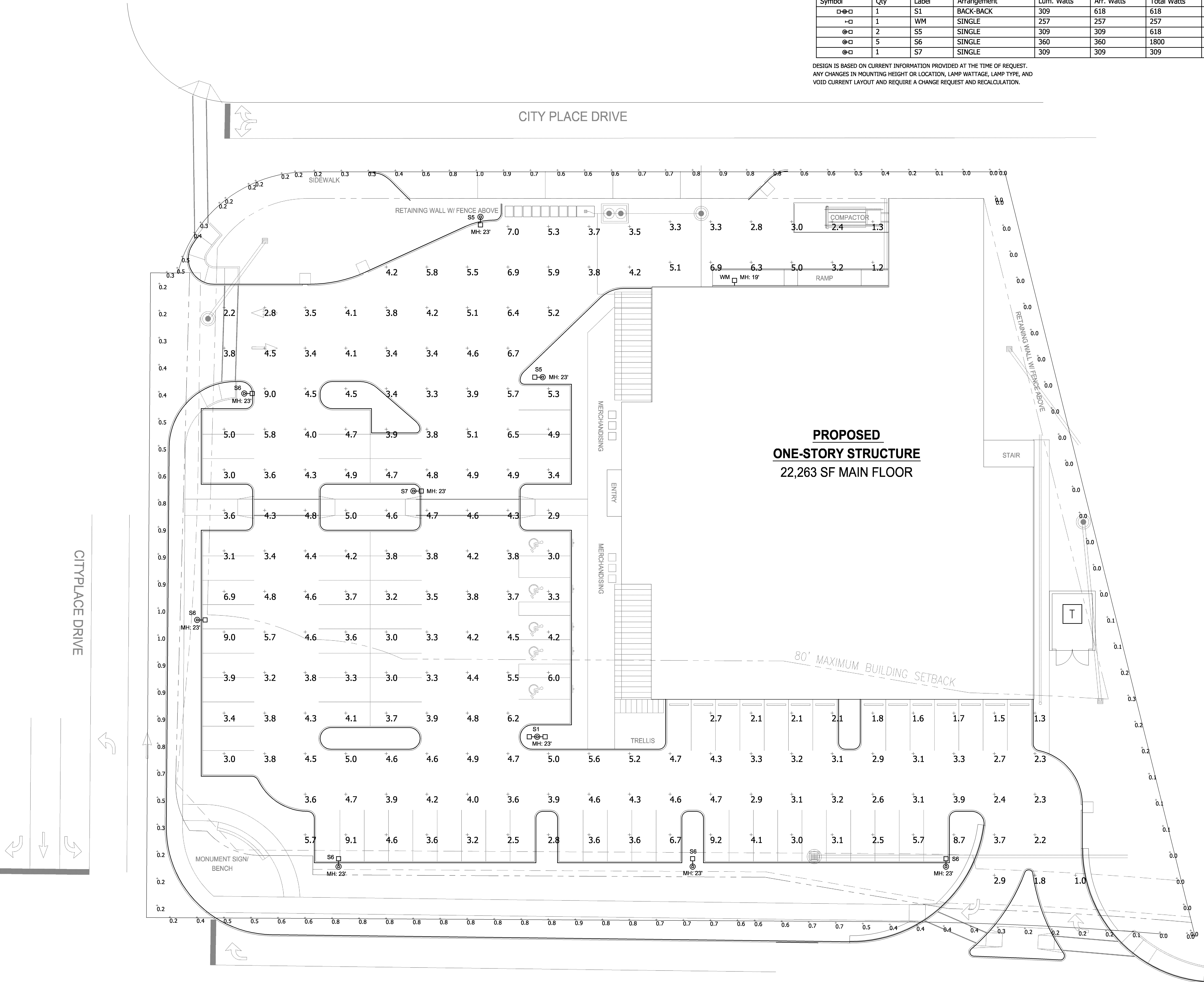
DEVELOPER/OWNER:

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

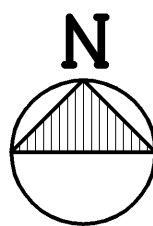
Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COMPACTOR AREA	Illuminance	Fc	3.65	6.9	1.2	3.04	5.75
PROPERTY LINE	Illuminance	Fc	0.41	1.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	4.13	9.2	1.0	4.13	9.20

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 314 208 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
(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 25,490 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

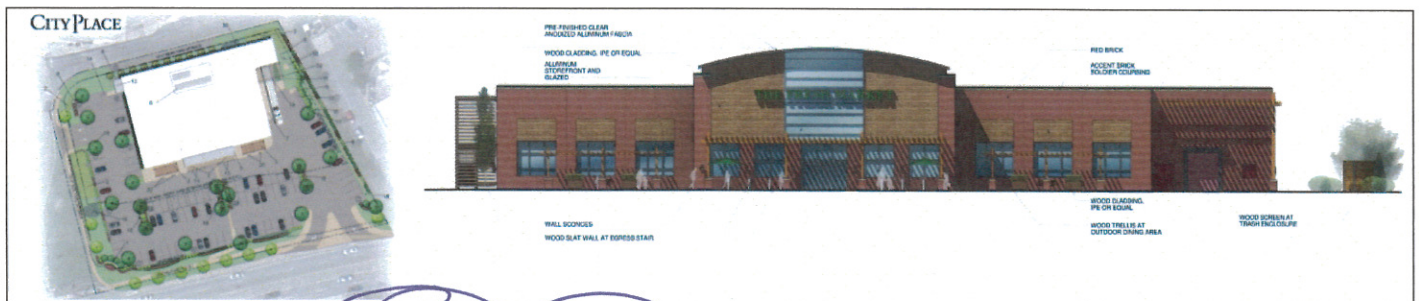
Zoning Code References

- 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

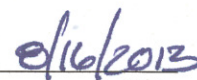
**PROPERTY
OWNER:**

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

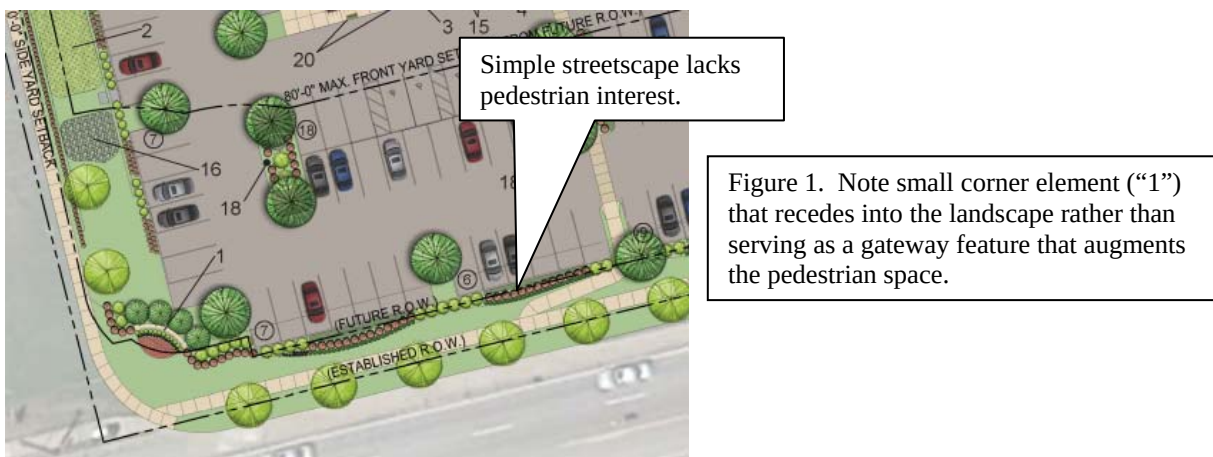
1. Improve the quality of commercial development by strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns. (p.23)
3. Develop 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.



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.

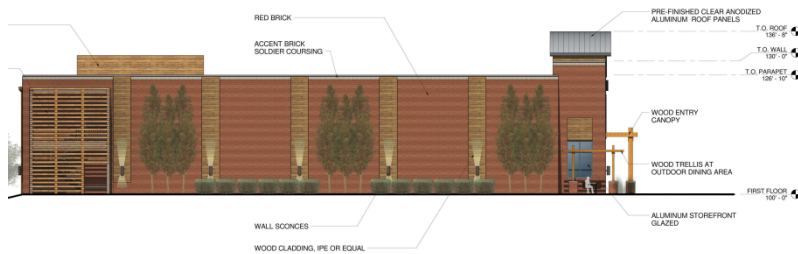


Figure 3. Note how front façade treatment (right side of image) and the roof-top mechanical screen appear as appendages to the main structure rather than integrated into the structure.

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 sconce 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 not 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

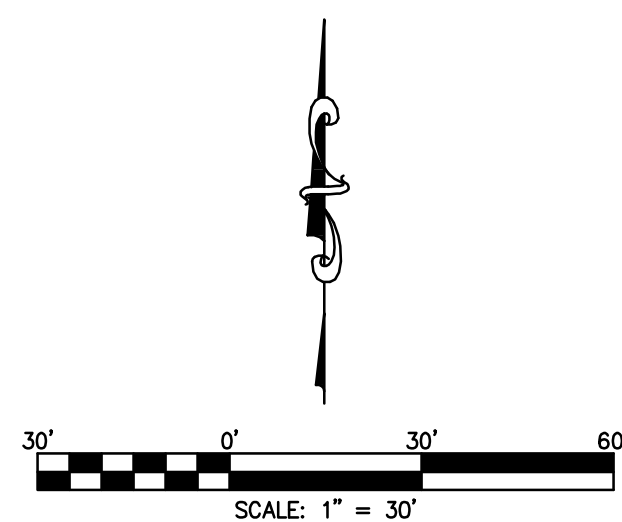
SETBACKS:

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 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



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

EXISTING ZONING: CORE BUSINESS DISTRICT
PROPOSED ZONING: CORE BUSINESS DISTRICT
SCHOOL DISTRICT: PARKWAY
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
PHONE: (314) 432-5579
SEWER SERVICE: METROPOLITAN ST. LOUIS SEWER DISTRICT
PHONE: (314) 768-6272
WATER SERVICE: MISSOURI AMERICAN WATER CO.
PHONE: (636) 938-5655
GAS SERVICE: MOBILE 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 # 291890C0162 H, DATE: AUG. 2, 1995

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

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

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

	CURRENT	PROPOSED
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

PREDEVELOPED SITE:	
GRASS AREA =	2.2
HARD SURFACE/BUILDING AREA =	0.0
TOTAL =	2.2
STORM FLOW = $1.70 \times 2.20 \text{ AC.} + 3.54 \times 0.02 \text{ AC.}$	= 3.81 CFS

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

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

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. UPRIGHTS 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 PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER COMMUNITY PANEL NO. 2918000162. H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
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 9/27/09, 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.



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.



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

[illegible]

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

DEVELOPER

**CITYPLACE PLAT TWO
ADJUSTED LOT 7**
111557, 11569, 11561 AND 11563 OLIVE BLVD.

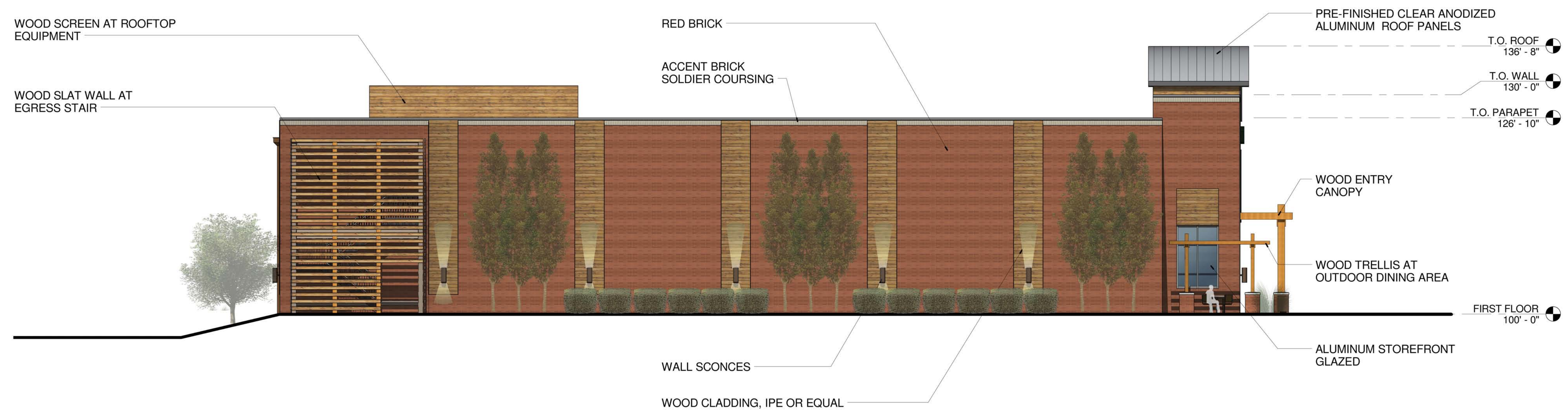
SITE DEVELOPMENT PLAN

cole

DESIGN/CALC BY	BSJ
DRAWN BY	BSJ
CHECKED BY	JTR
DRAWING SCALE	AS SHOWN
DATE	08/09/13
Job Number 13-0033	
Sheet Number C0.1	



SOUTH ELEVATION



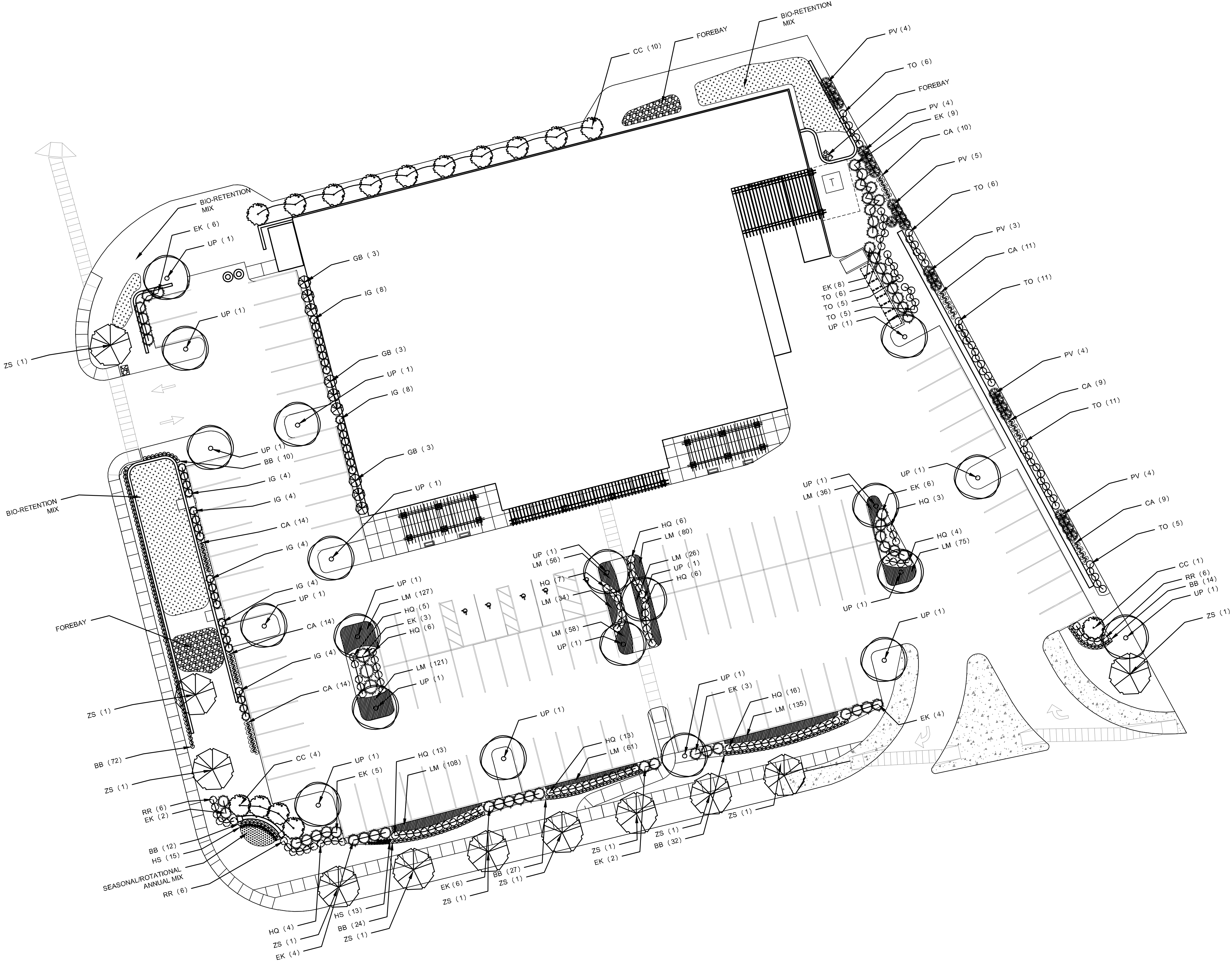
WEST ELEVATION



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

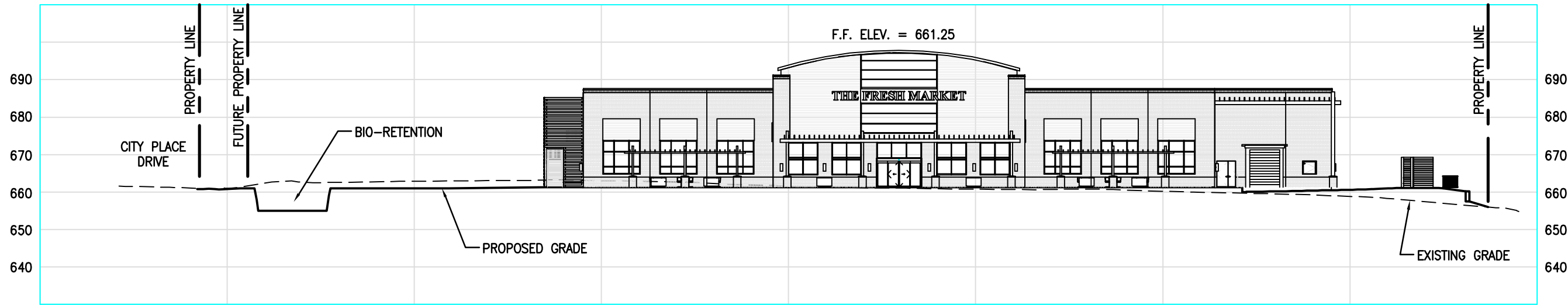
PROJECT NAME: The Koman Group - Fresh Market
PROJECT NUMBER: 12-2137.00
DATE: 8/9/2013

PREPARED BY: ARCTURIS, INC.

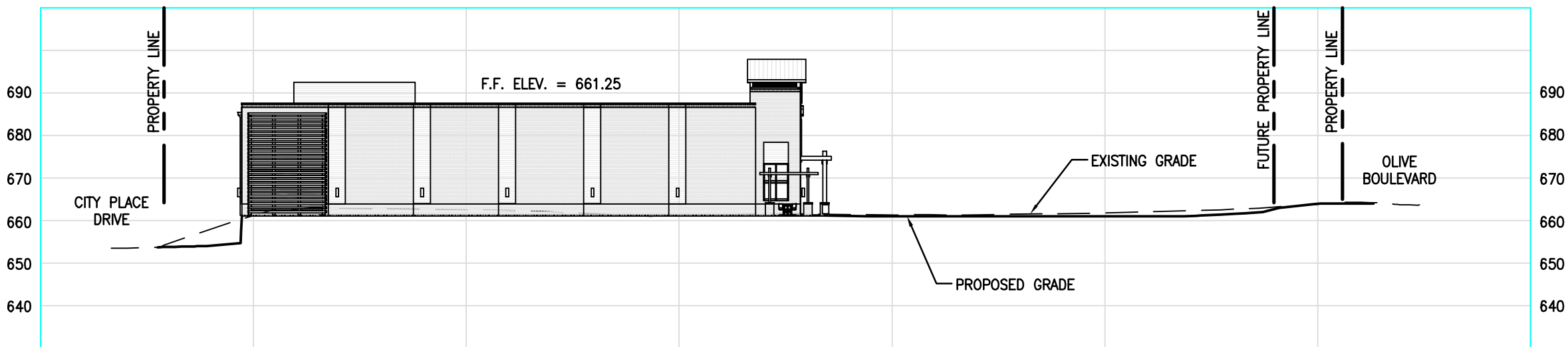
EXISTING TREE SCHEDULE						
ID Number	Species	Evergreen/ Deciduous	Size (caliper Inches)	Condition	TBR or Remain	Comment
1	Hornbeam	Deciduous	1	Fair	TBR	
2	Hornbeam	Deciduous	1	Fair	TBR	
3	Elm	Deciduous	3	Fair	TBR	
4	Hornbeam	Deciduous	1	Fair	TBR	
5	Hornbeam	Deciduous	3	Fair	TBR	
6	Elm	Deciduous	3	Fair	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

MSD P.NO.

BASE MAP:

DATE

08/09/13

Job Number

13-0033

Sheet Number

C0.3

DESIGN/CALC BY

BSJ

DRAWN BY

BSJ

CHECKED BY

JTR

DRAWING SCALE

AS SHOWN

ST LOUIS

10777 Sunset Office Dr.

St. Louis, MO 63127

314.984.5887 tel

314.984.0367 fax

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

SITE CROSS SECTIONS

DEVELOPER/OWNER:

THE KOMAN GROUP

#6 CITY PLACE DRIVE, SUITE 430

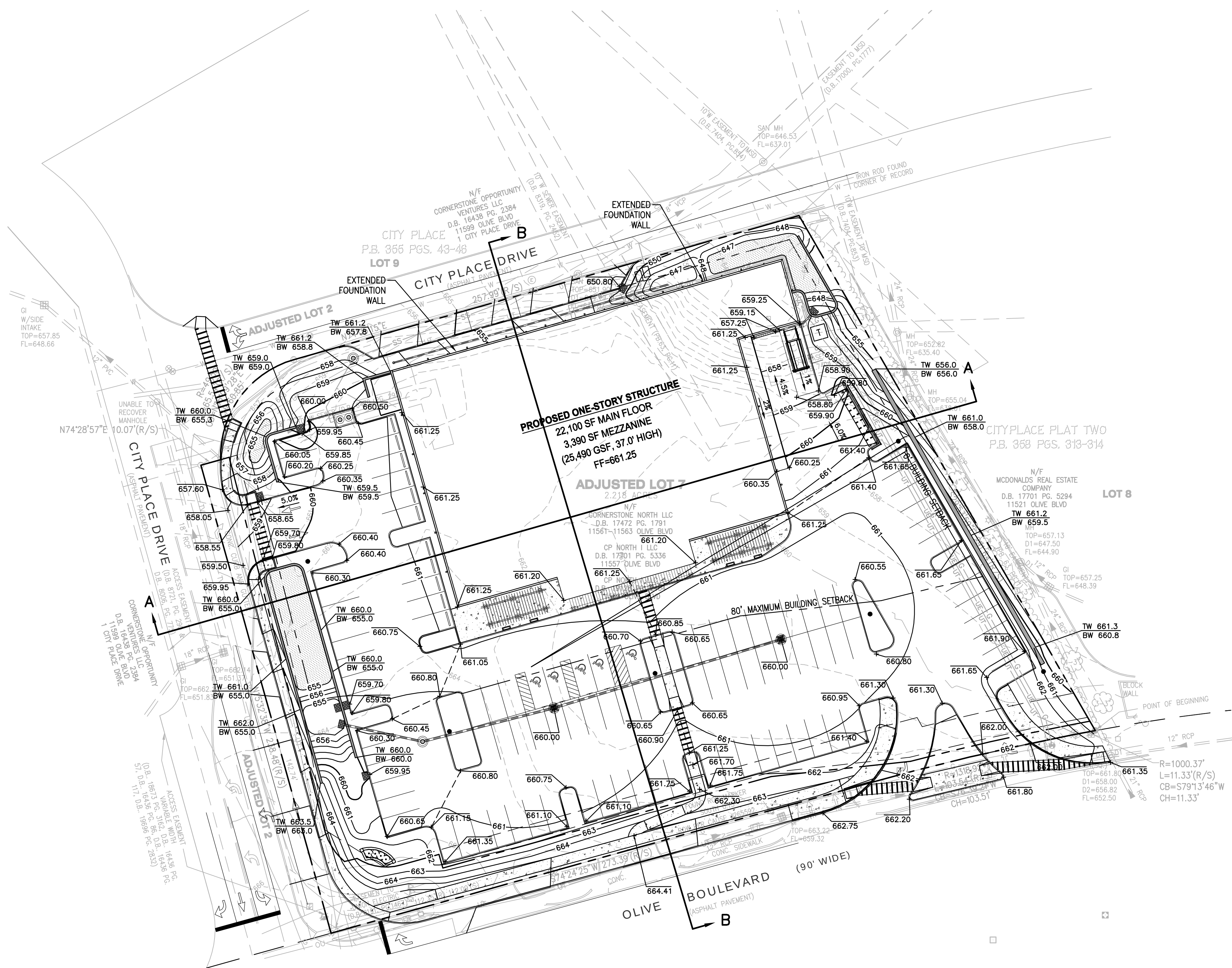
ST. LOUIS, MO 63141

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON IS NOT BEING USED TO CERTIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. THE PROFESSIONAL IS NOT BEING USED TO CERTIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. THE PROFESSIONAL IS NOT BEING USED TO CERTIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. THE PROFESSIONAL IS NOT BEING USED TO CERTIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING.

NO

DATE

REVISION DESCRIPTION



604

BASE MAP:	DESIGN/CALC BY	BSJ
	DRAWN BY	BSJ
	CHECKED BY	JTR
	DRAWING SCALE	AS SHOWN
	DATE	08/09/13
MSD P.NO.	<i>Job Number</i> 13-0033	
	<i>Sheet Number</i> C0.2	

ADJUSTED LOT 7
11557, 11589, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141

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



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

Date

11/1/2013

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 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 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."

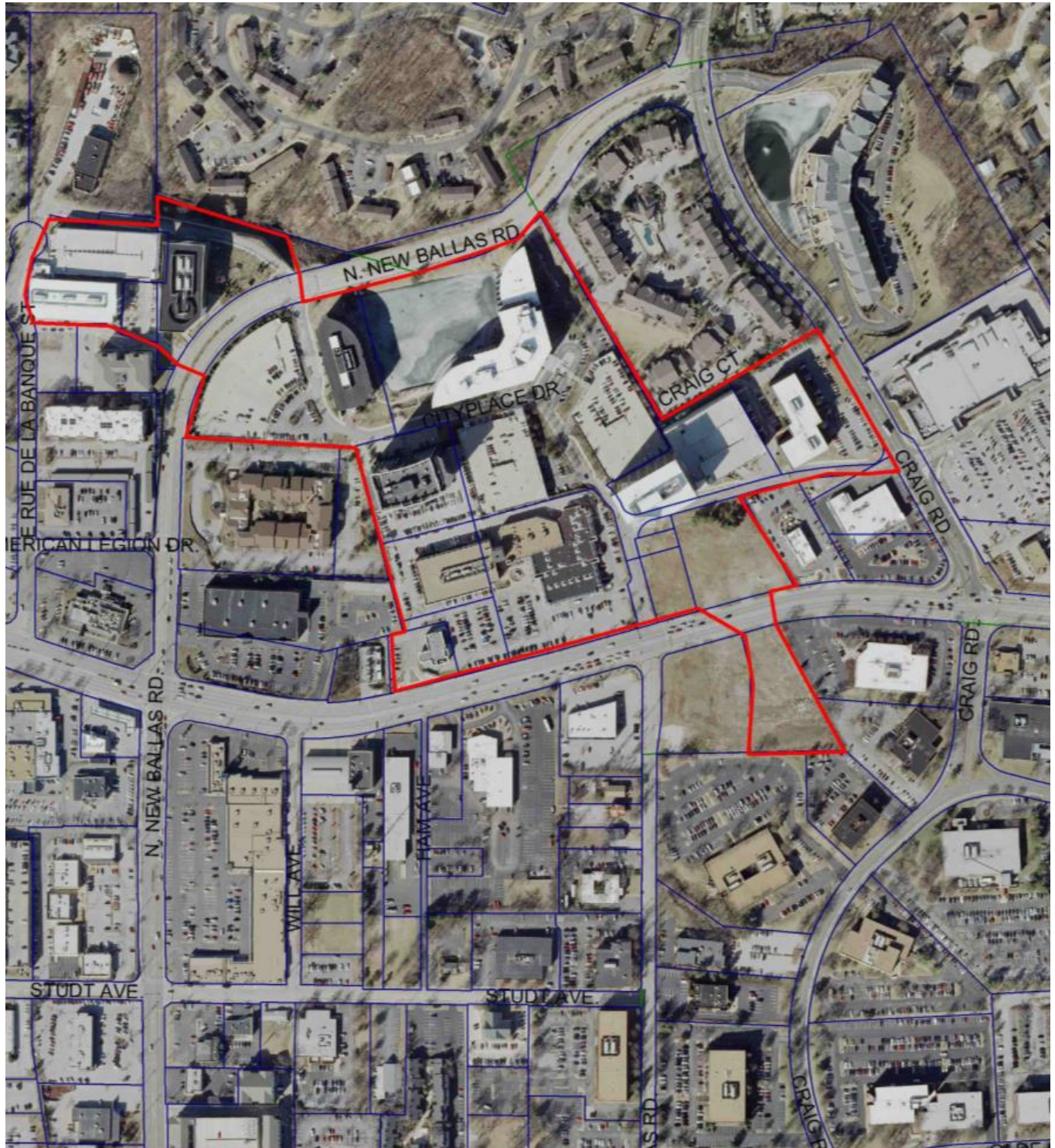
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



CityPlace Campus





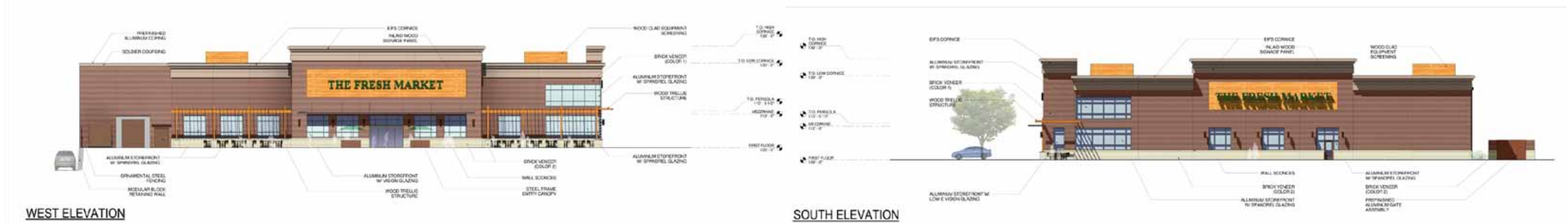
CITY PLACE

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

108 SQ FT EACH

40'-10"



2' 8"

THE FRESH MARKET

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

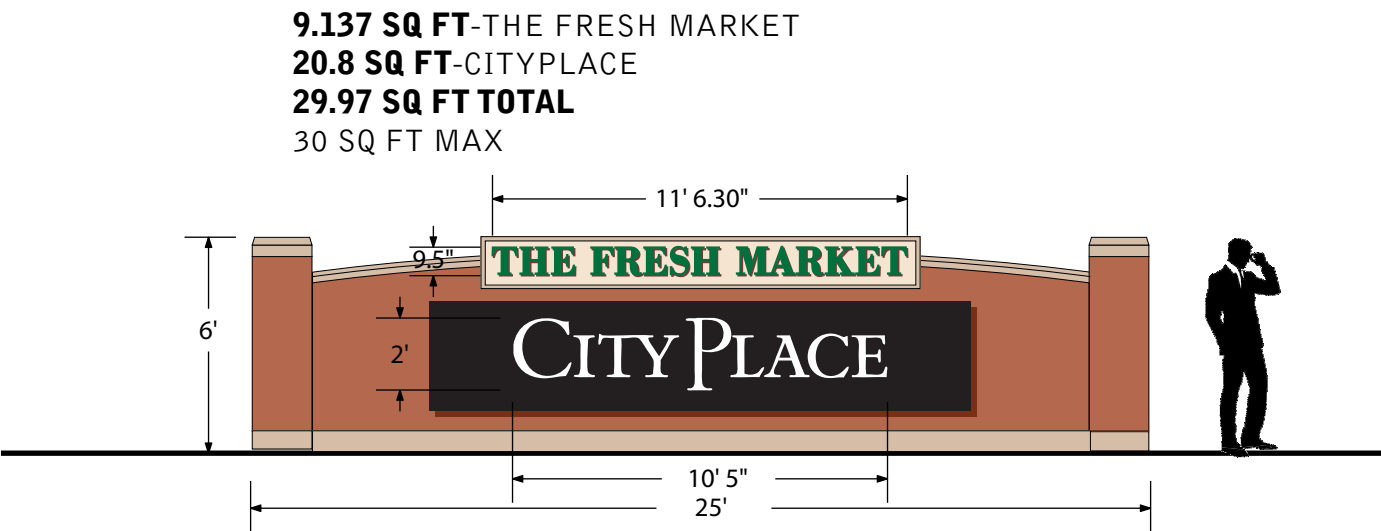


8"

INTERNALLY ILLUMINATE CHANNEL
LETTERS PIN-MOUNTED TO FACADE

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

Fresh Market Lot #7 Monument Signage



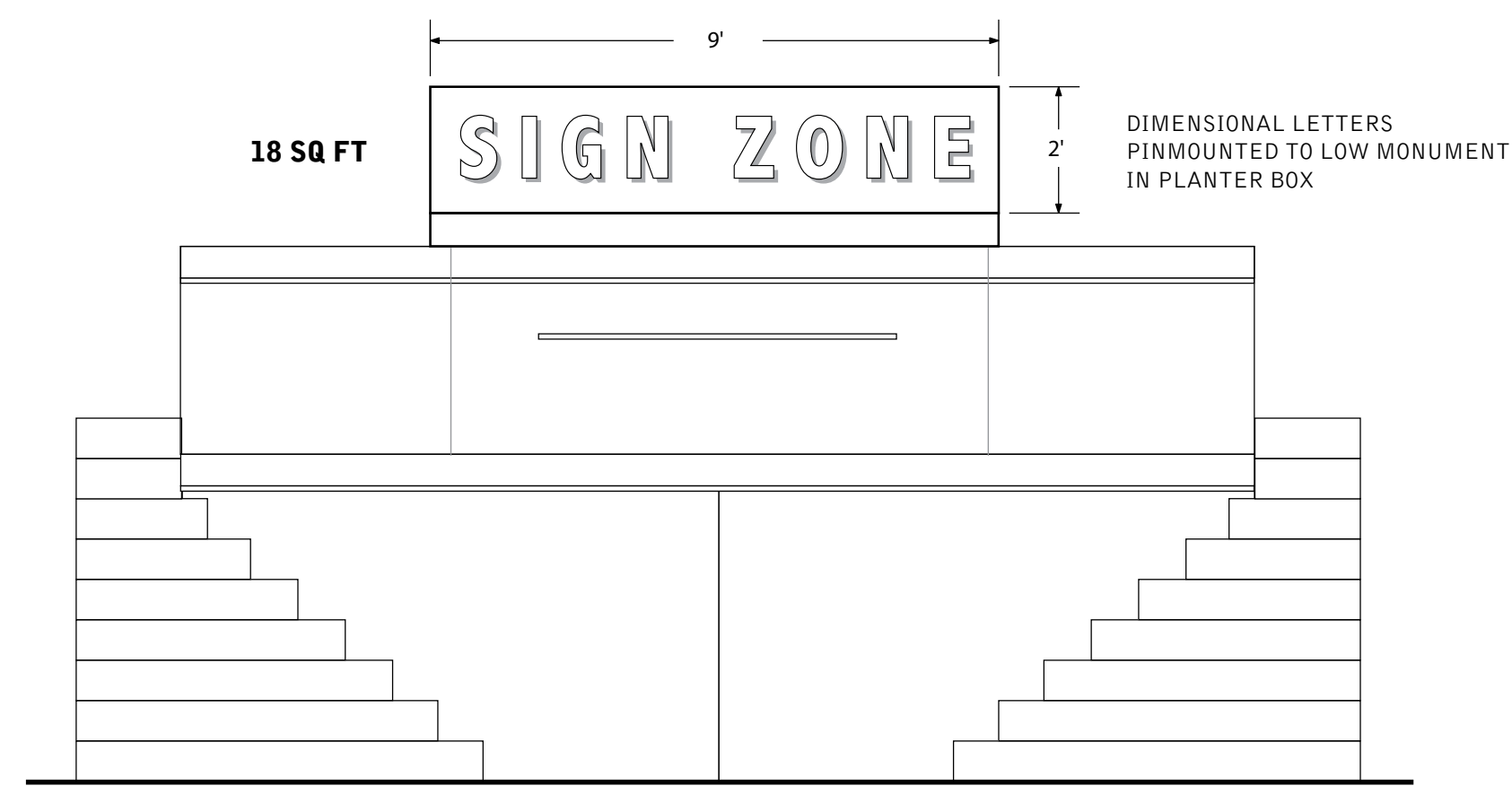
A ELEVATION: MONUMENT SIGN
SCALE: 3/16=1'-0"



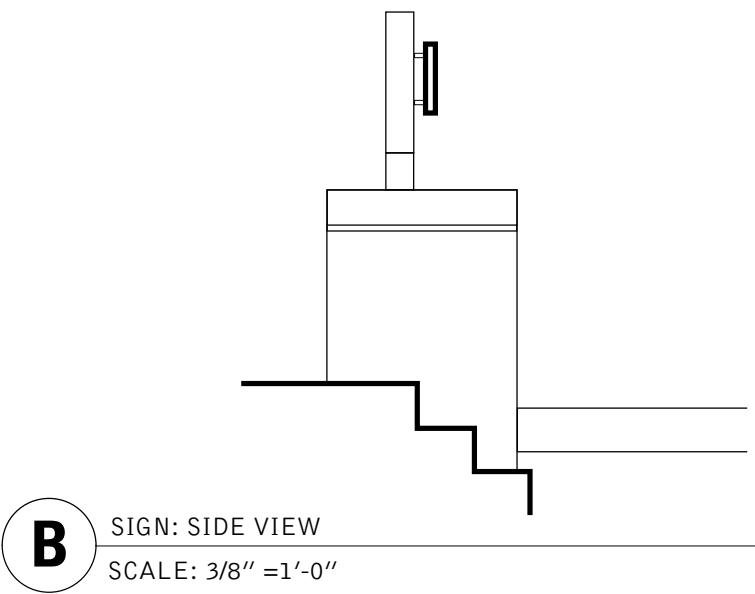
B IMAGE: EXISTING CAMPUS MONUMENT SIGN
SCALE: NOT TO SCALE



City Place 2 Fountain Signage



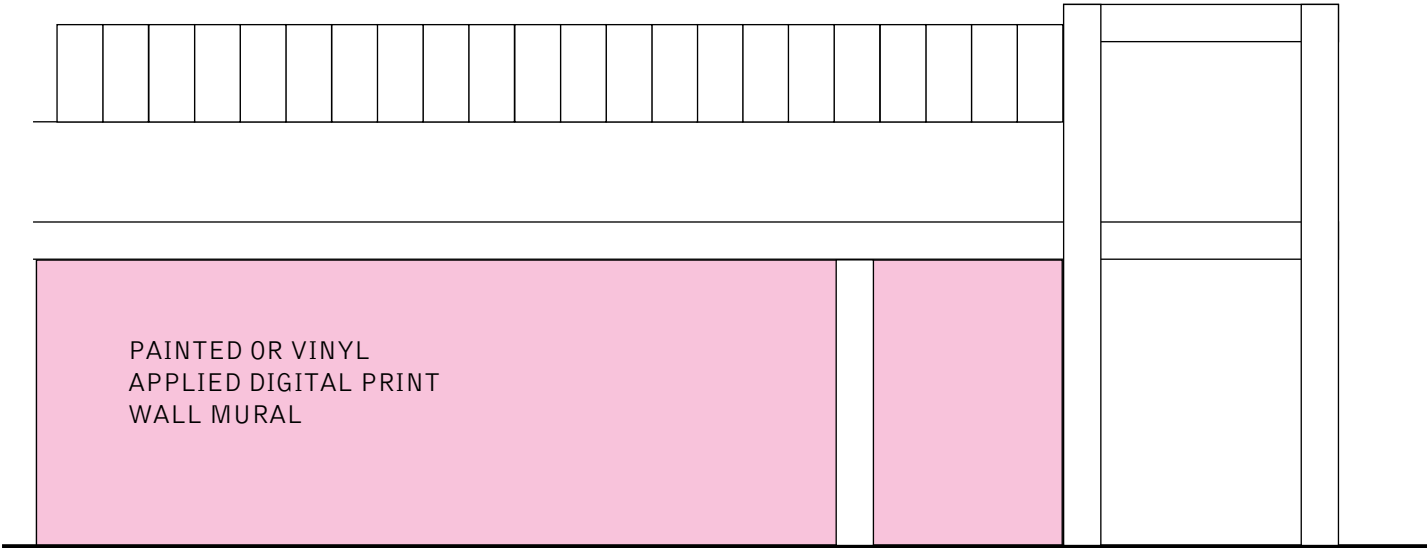
A ELEVATION: FOUNTAIN SIGNAGE
SCALE: 3/8" = 1'-0"



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





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

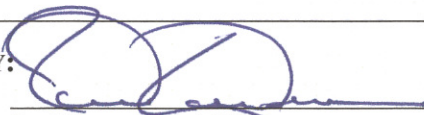
- Section 405.950 Signs in Non-Residential Districts

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.

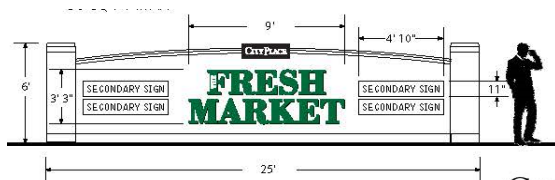


Figure 1. The two dimensional image of the CityPlace VII monument sign, above, appears to show a large and imposing sign until it is viewed in context within the proposed Concept Site Plan, at right, where it is revealed as a minor element relative to the scale of the space. Staff suggest that this is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

CITYPLACE



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 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."

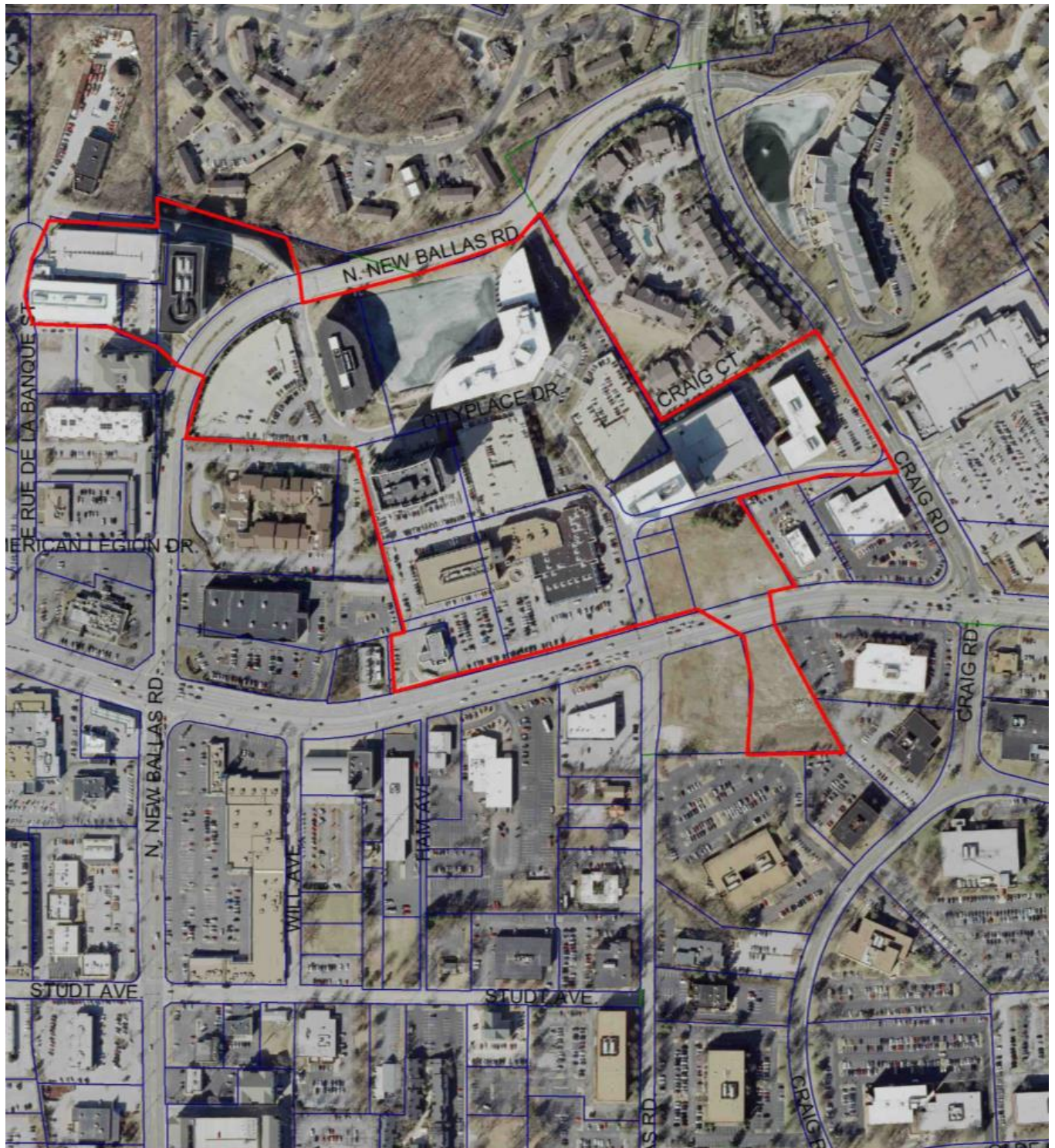
If the Commission members wish to accept the proposed signs, they should vote on a motion to recommend approval of the proposed signs, subject to any modifying conditions supported by a separate motion and vote. In that event, Staff will prepare an ordinance for the City Council reflecting the actions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





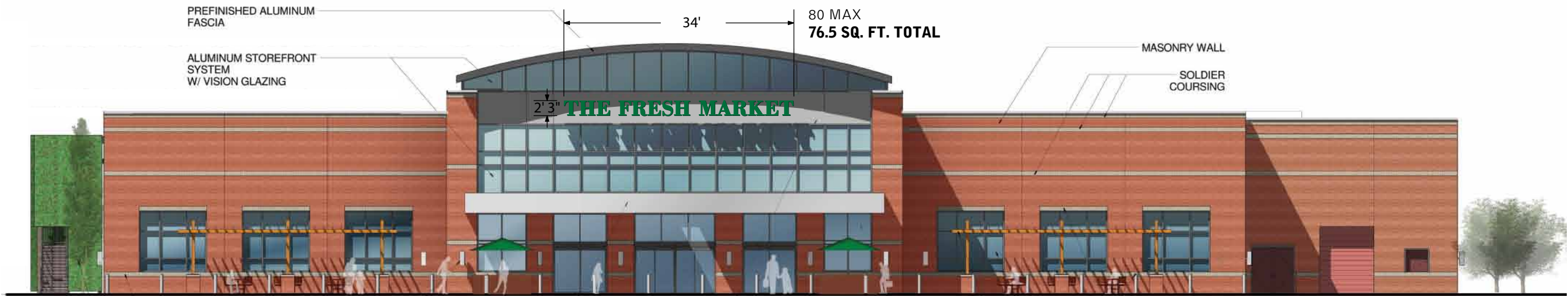
CITY PLACE

Amendment to Signage Master Plan

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



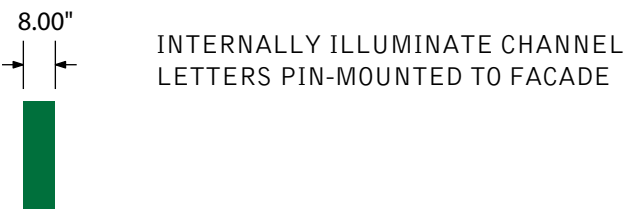
Fresh Market Lot #7 Retail Wall-mounted Fascia Sign



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

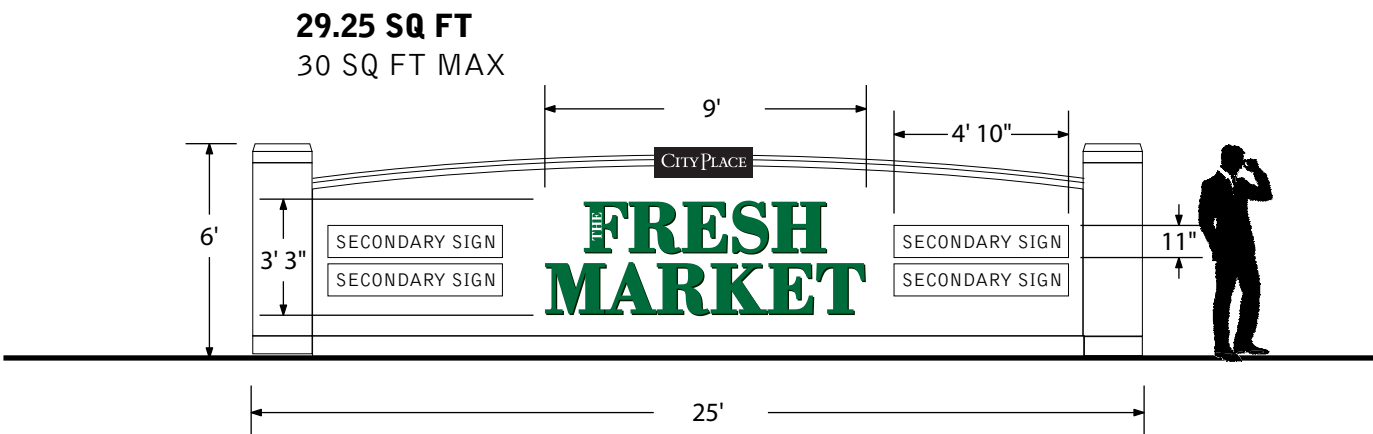


B SOUTH ELEVATION: THE FRESH MARKET
1/4" = 1'-0"



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

Fresh Market Lot #7 Monument Signage



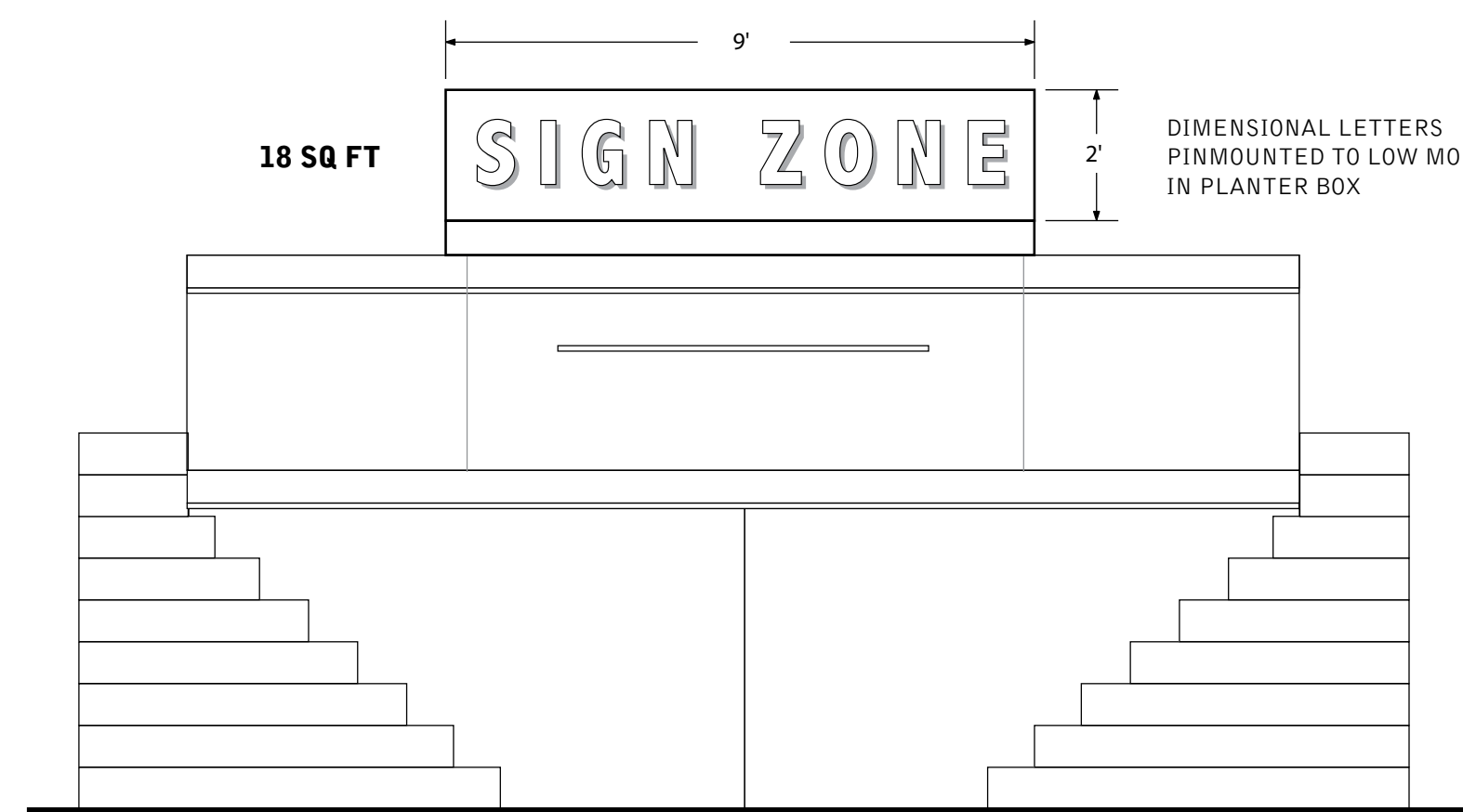
A ELEVATION: MONUMENT SIGN
SCALE: 3/16" = 1'-0"



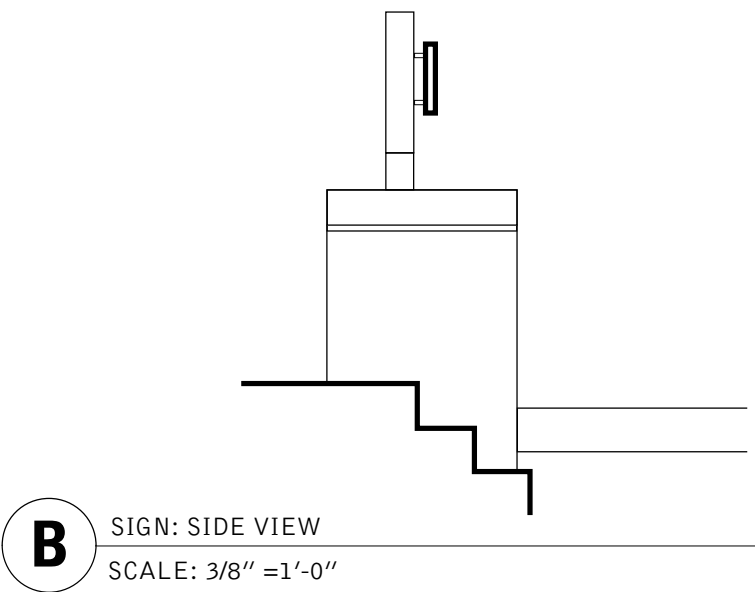
B IMAGE: EXISTING CAMPUS MONUMENT SIGN
SCALE: NOT TO SCALE



City Place 2 Fountain Signage



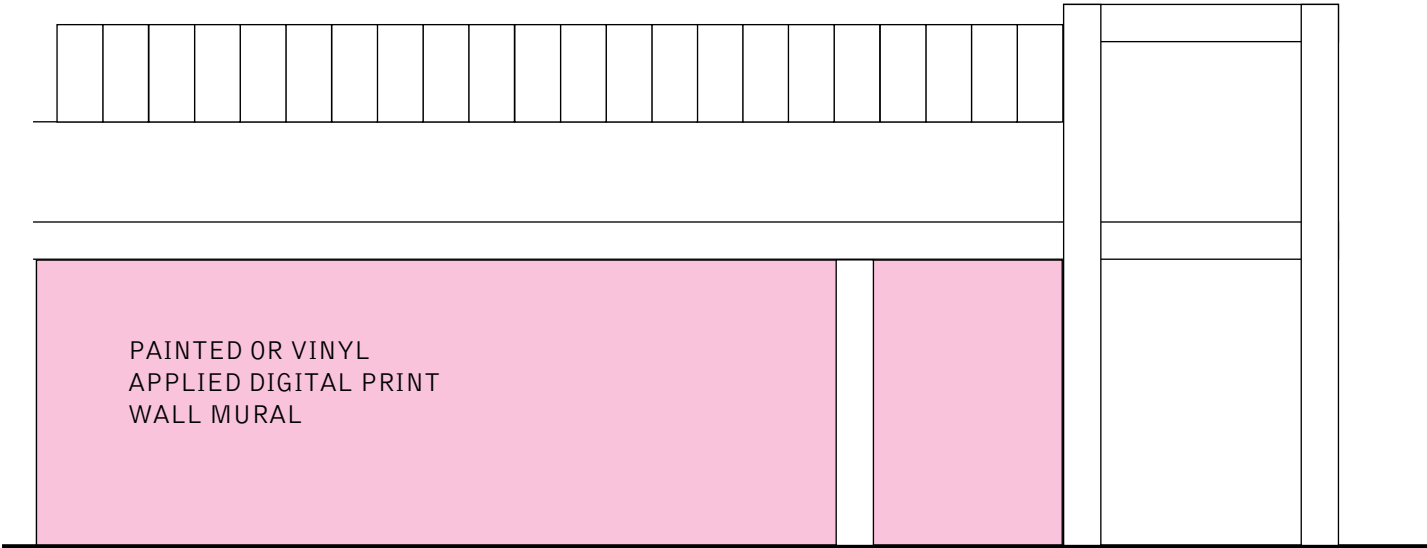
A ELEVATION: FOUNTAIN SIGNAGE
SCALE: 3/8" = 1'-0"



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.

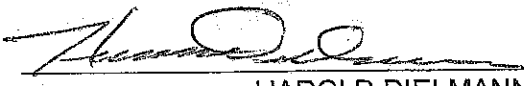
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1

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

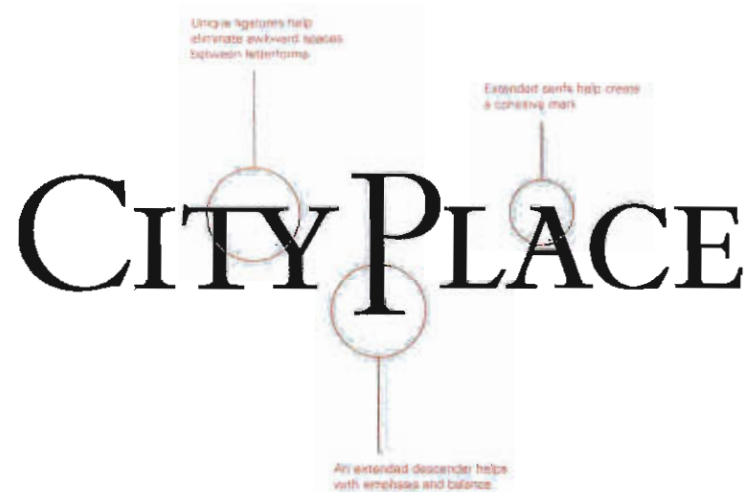
prepared by Kuhlmann Levitt, Inc.
for The Korman Group

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 - 5.26	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.









E (FRONT)



E (BACK)



E







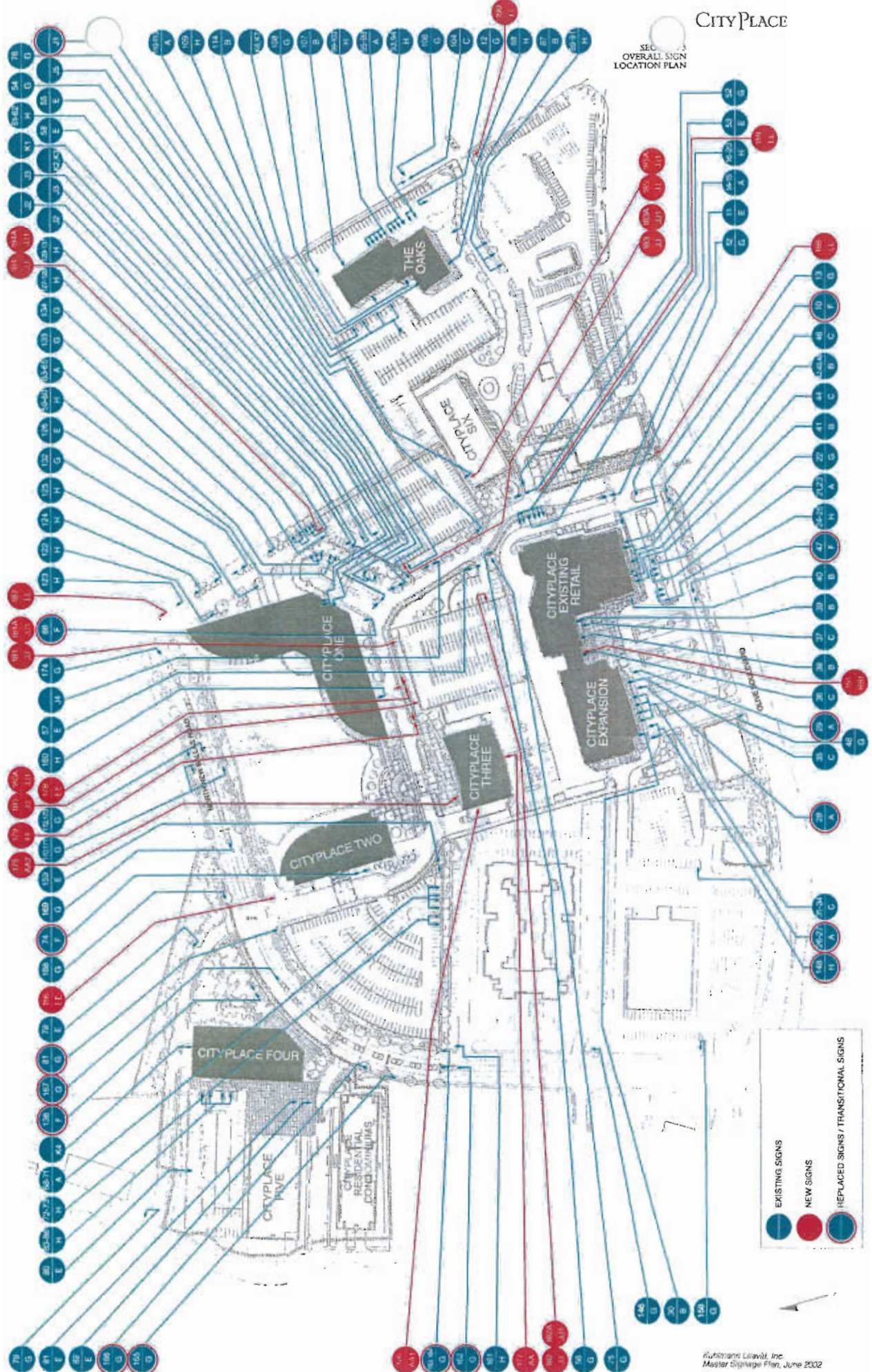


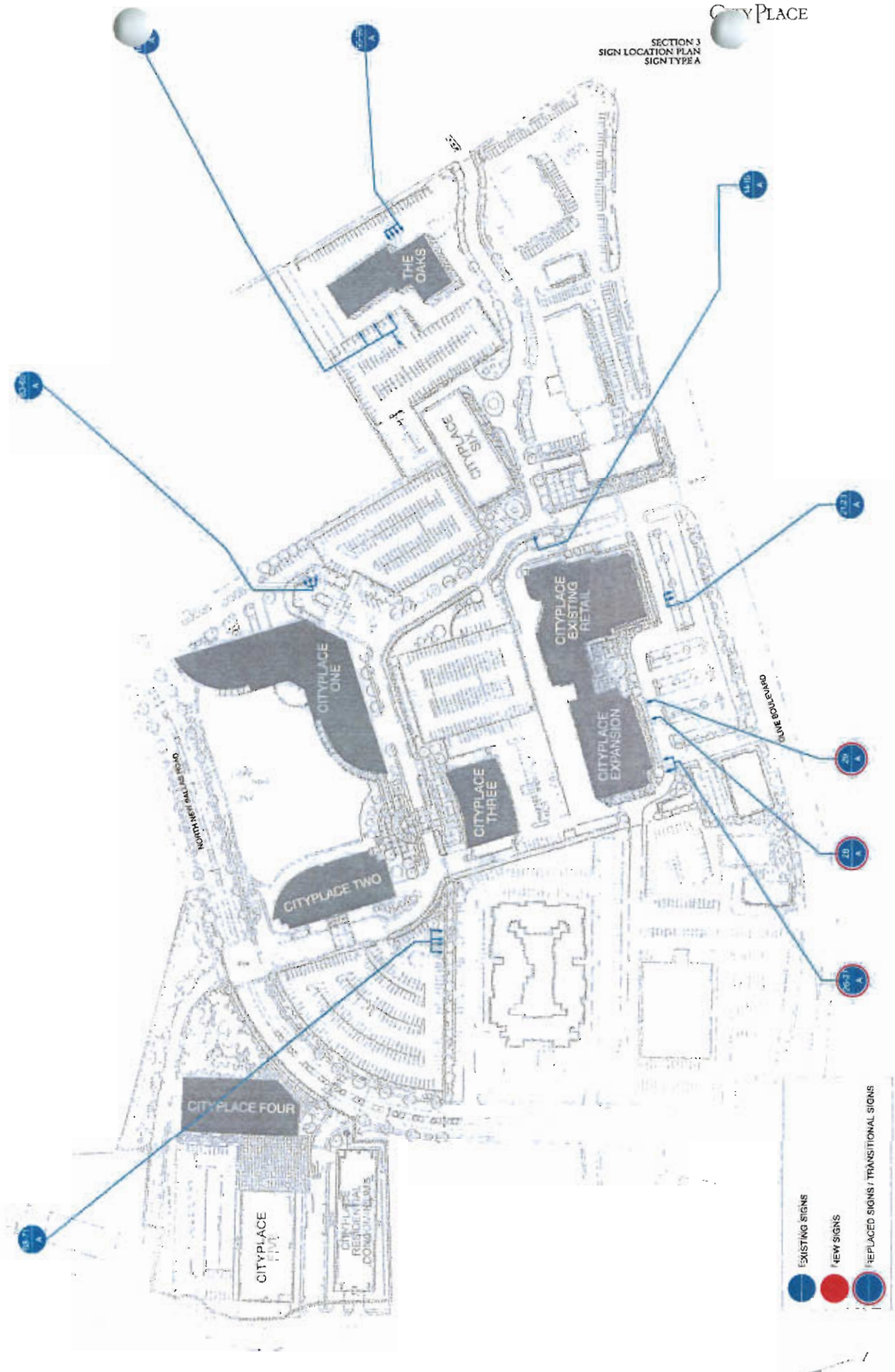




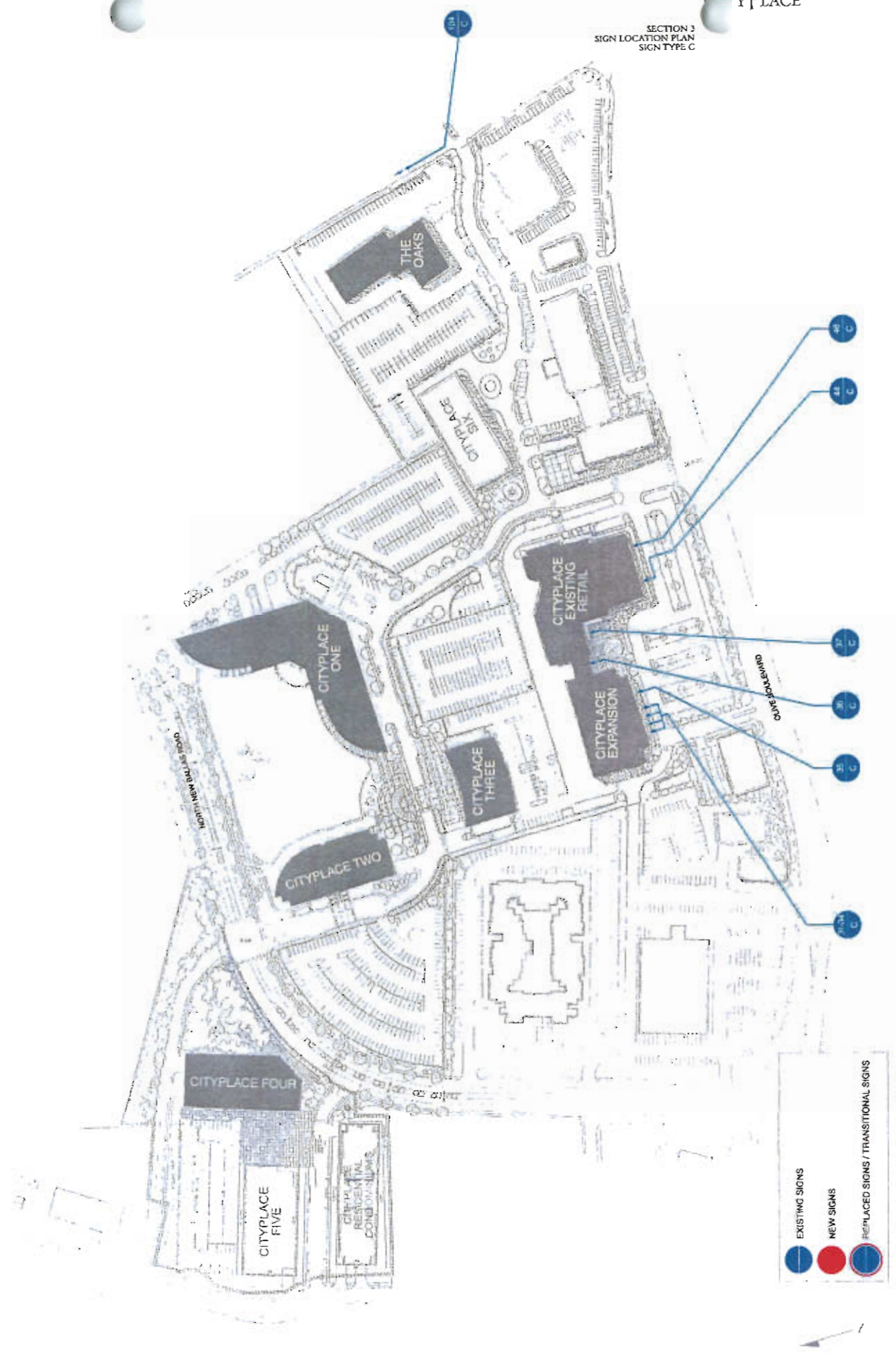


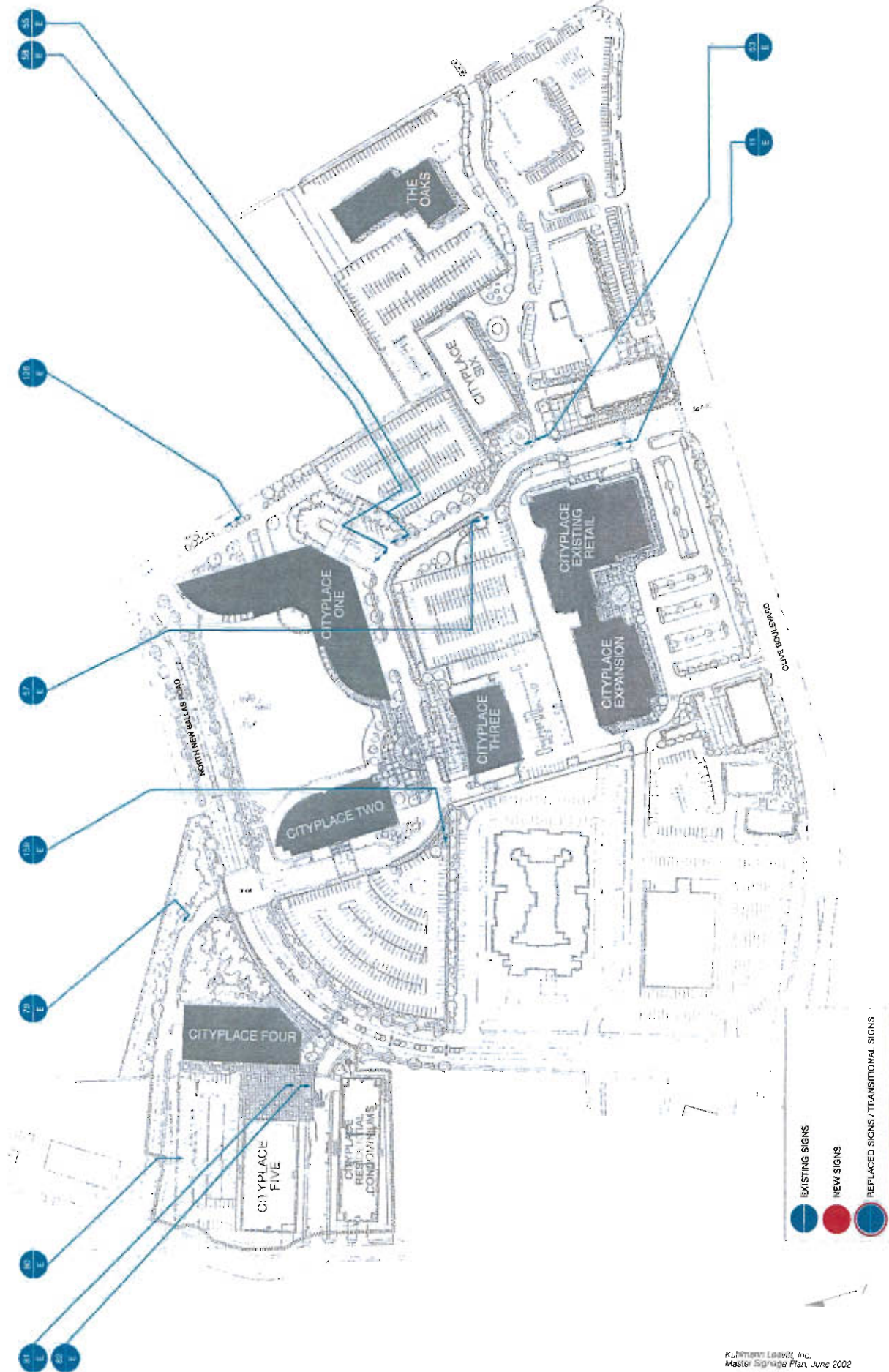
SECTION 3
OVERALL SIGN
LOCATION PLAN

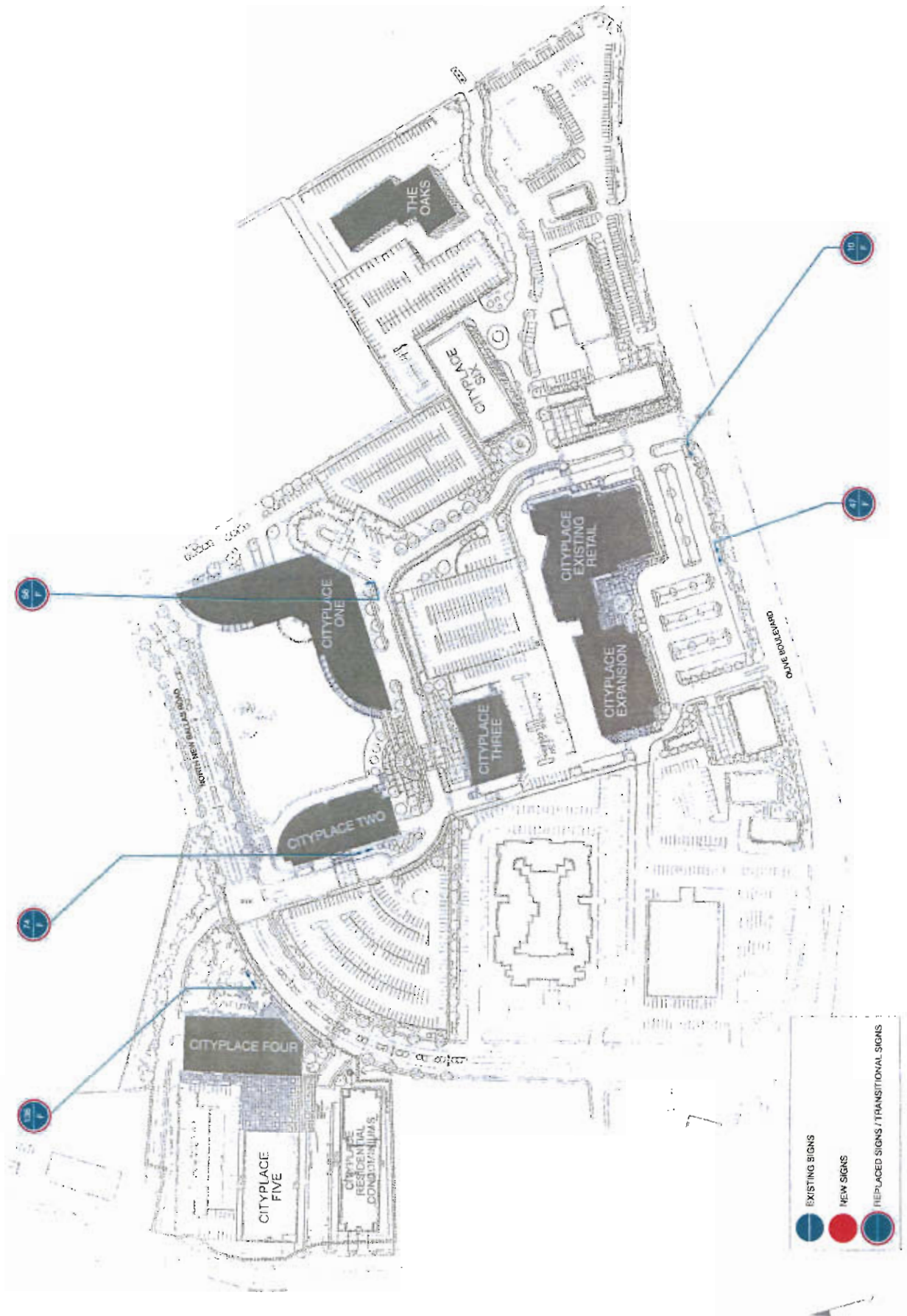




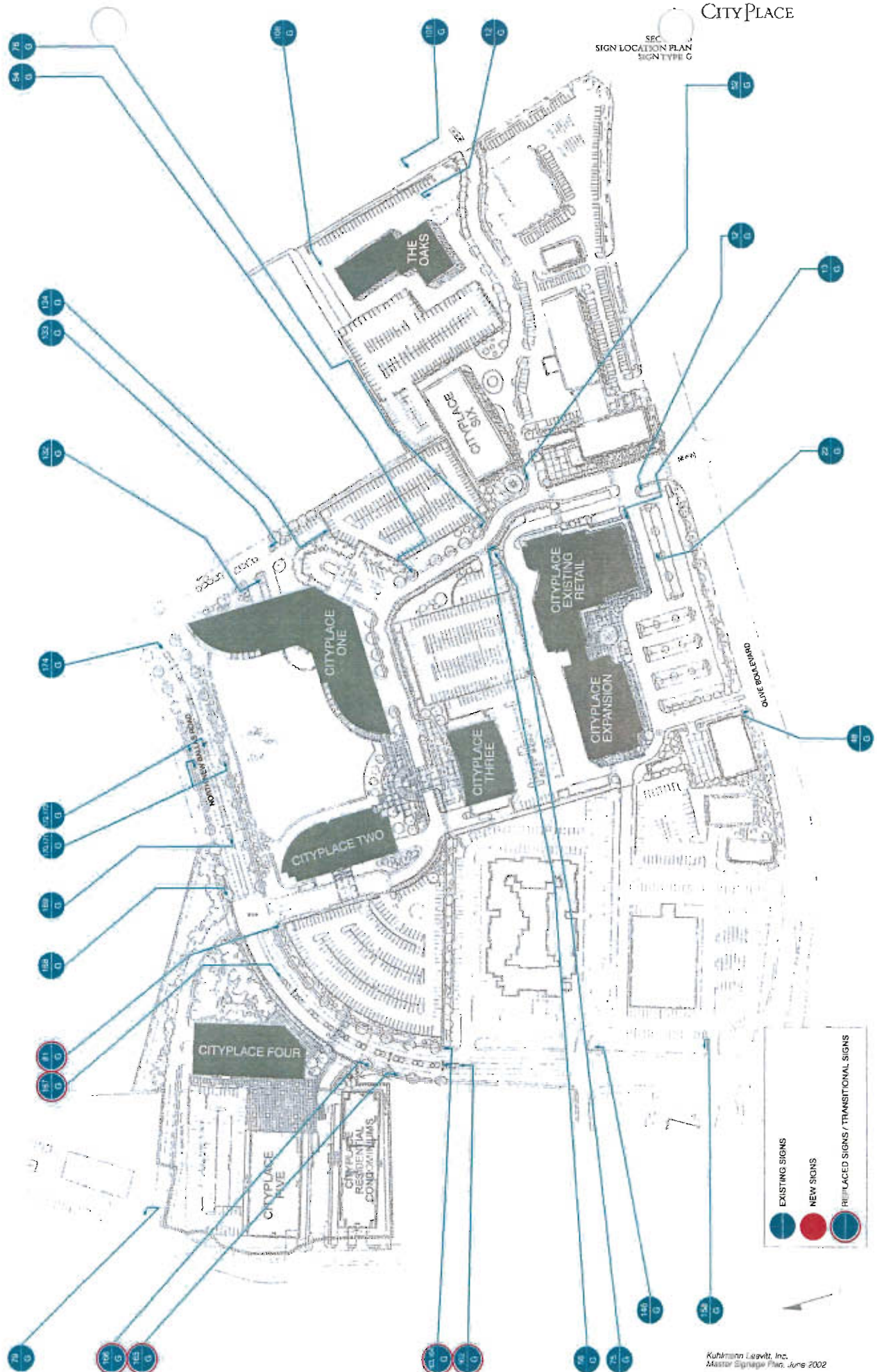
SECTION 3
SIGN LOCATION PLAN
SIGN TYPE C





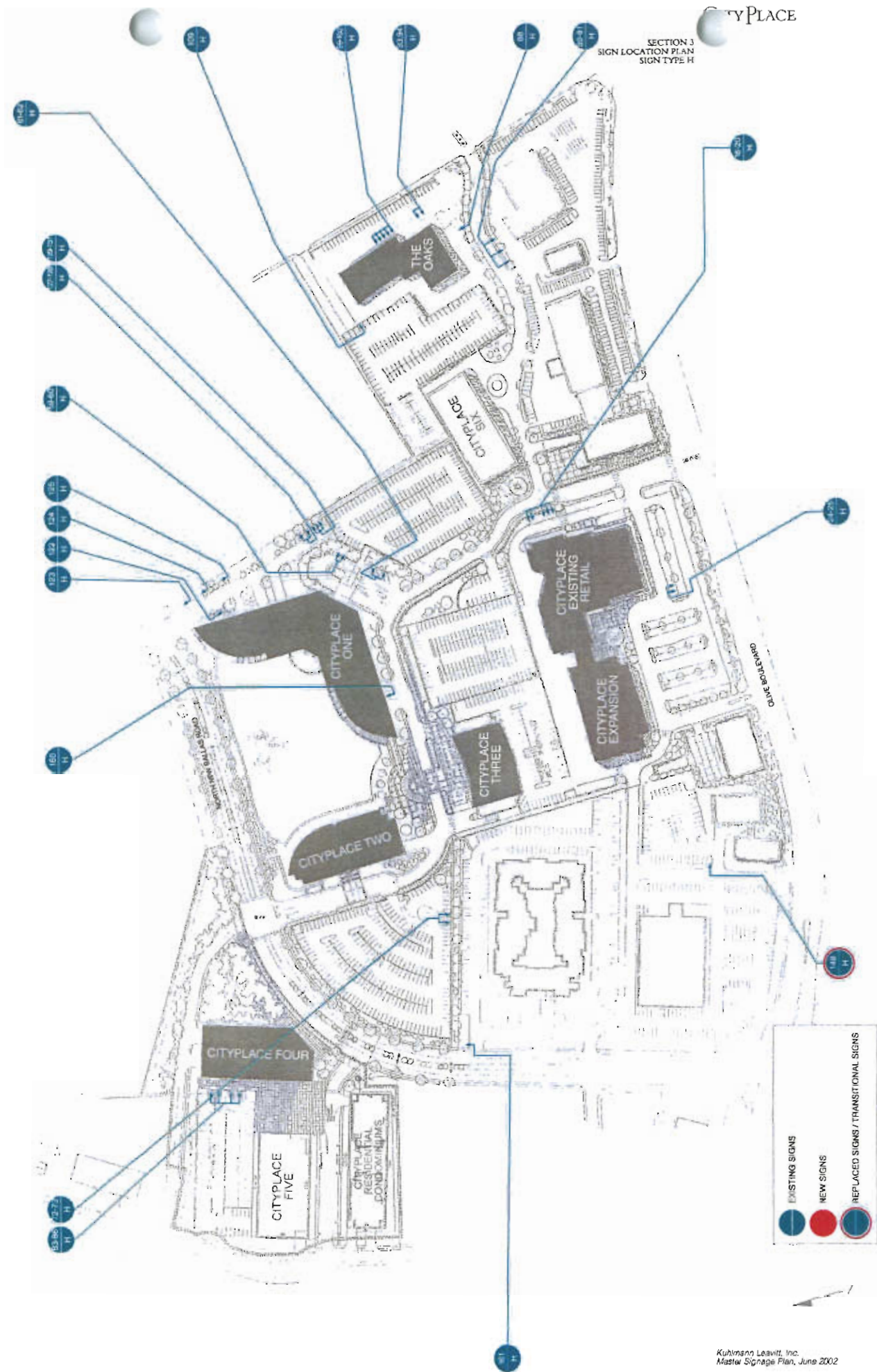


SEC. 4
SIGN LOCATION PLAN
SIGN TYPE G

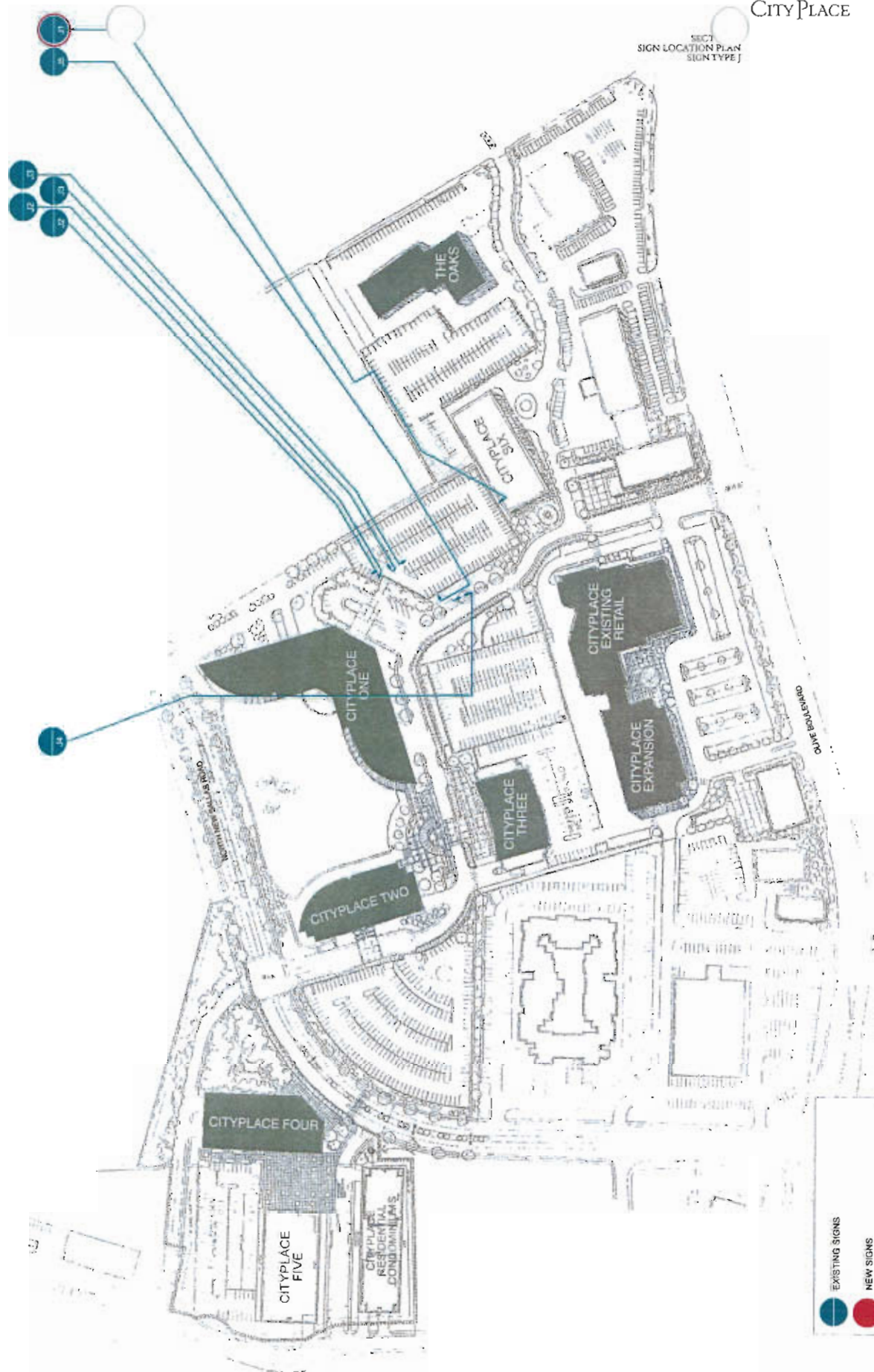


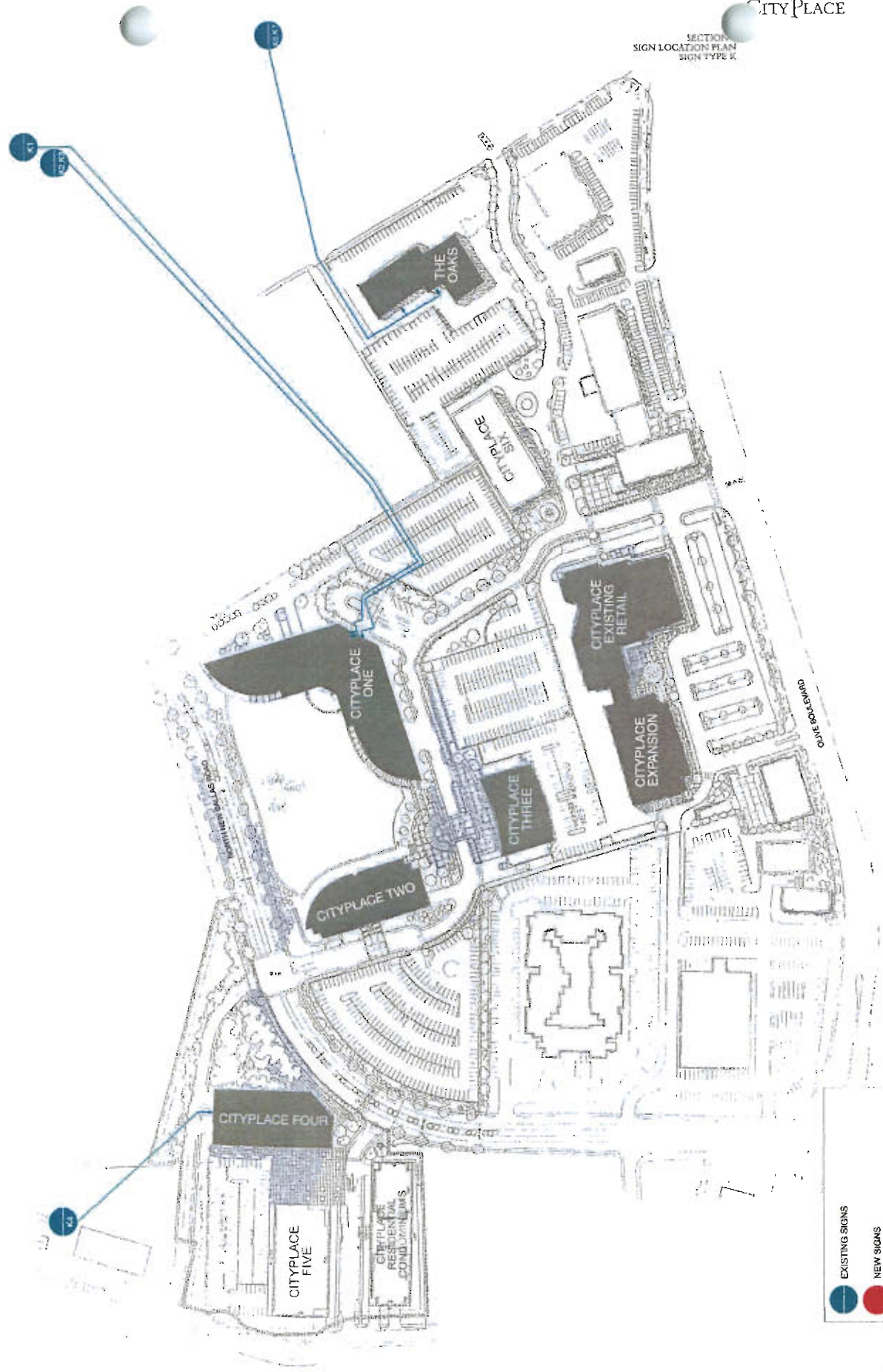
EXISTING SIGNS
NEW SIGNS
REPLACED SIGNS / TRANSITIONAL SIGNS

SECTION 3
SIGN LOCATION PLAN
SIGN TYPE H

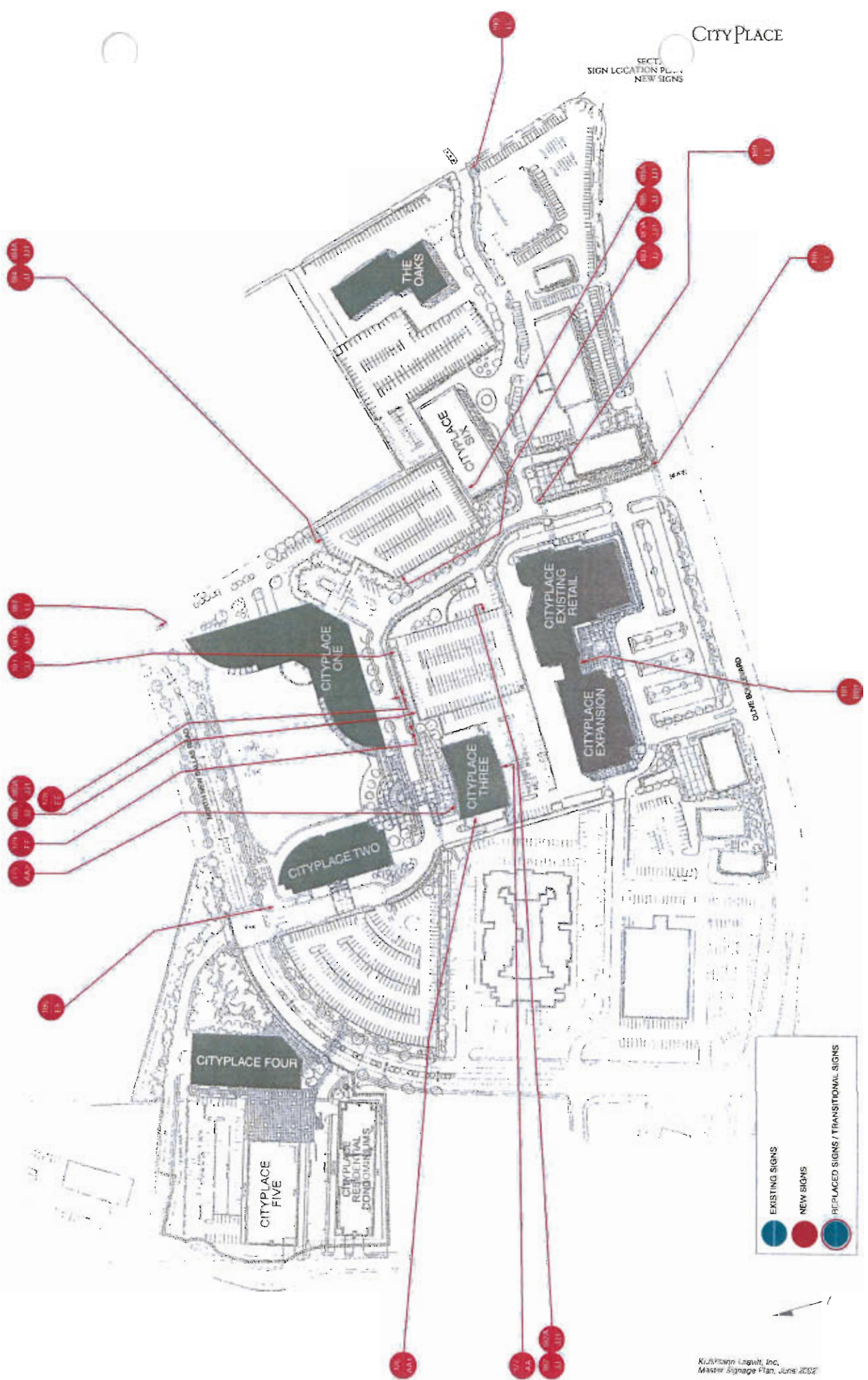


SECT
SIGN LOCATION PLAN
SIGN TYPE J





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

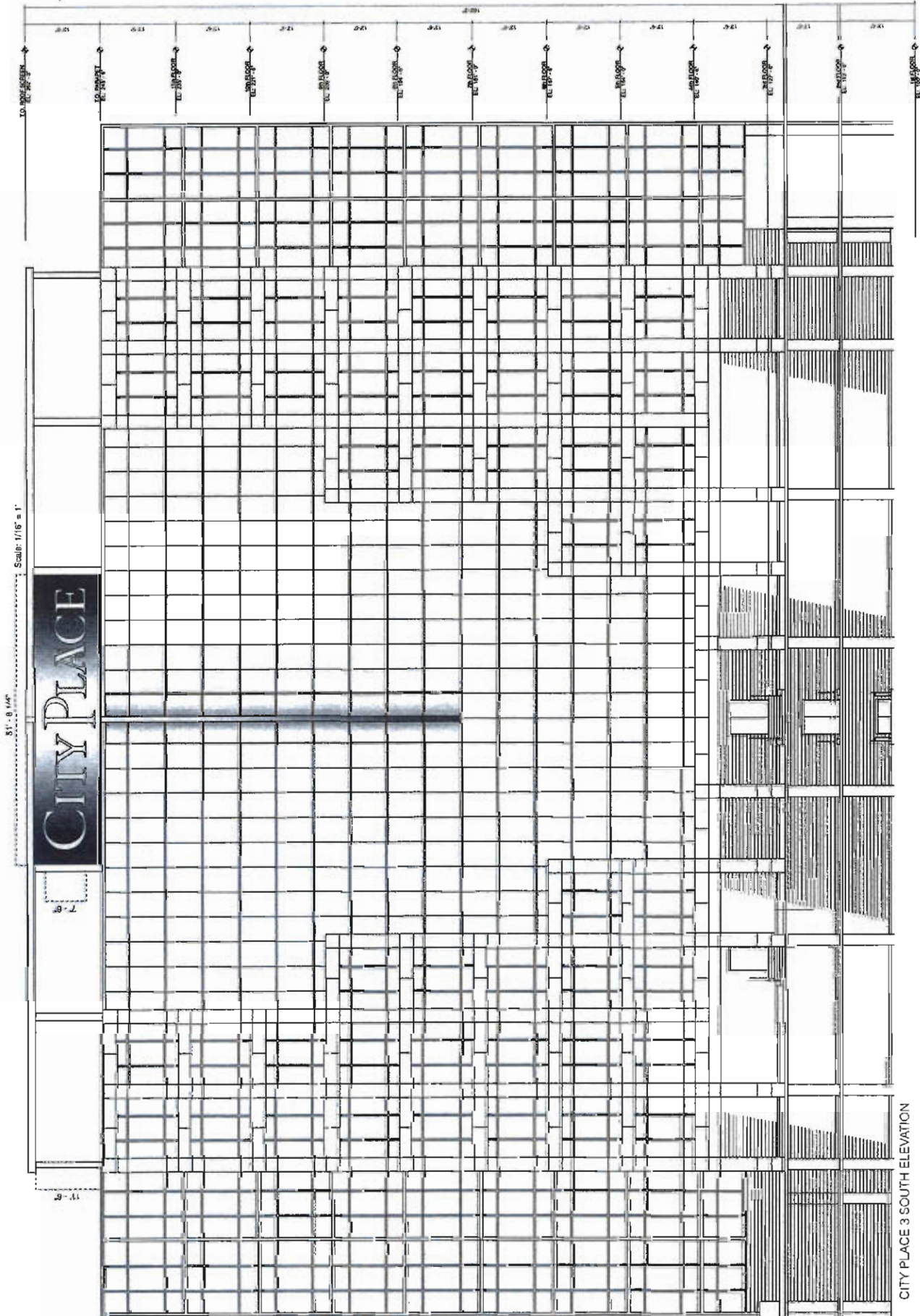
	NUMBER	SIGN TYPE	MESSAGE	DESCRIPTION
PROPOSED NEW SIGNS	175	AA2	LOCKTON (logo)	dimensional letters and suspended logo at 3rd floor level of south face CP3
	176	AA1	Microsoft	Internally illuminated letters on west face of CityPlace 3
	177	AA	CITYPLACE	Curved sign panel at parapet level of north face of 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 (logotype) 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	Naxtel 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 support and mounting hardware, building "fin" etc.

aluminum sign panel with backlit letters; sign fabricator to be responsible for engineering of all structural elements; adhesive of all elements as needed to meet windload and weight requirements; all fasteners, electrical wiring transformers to be concealed from view; radius of sign panel to be sufficient to wrap around existing building 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



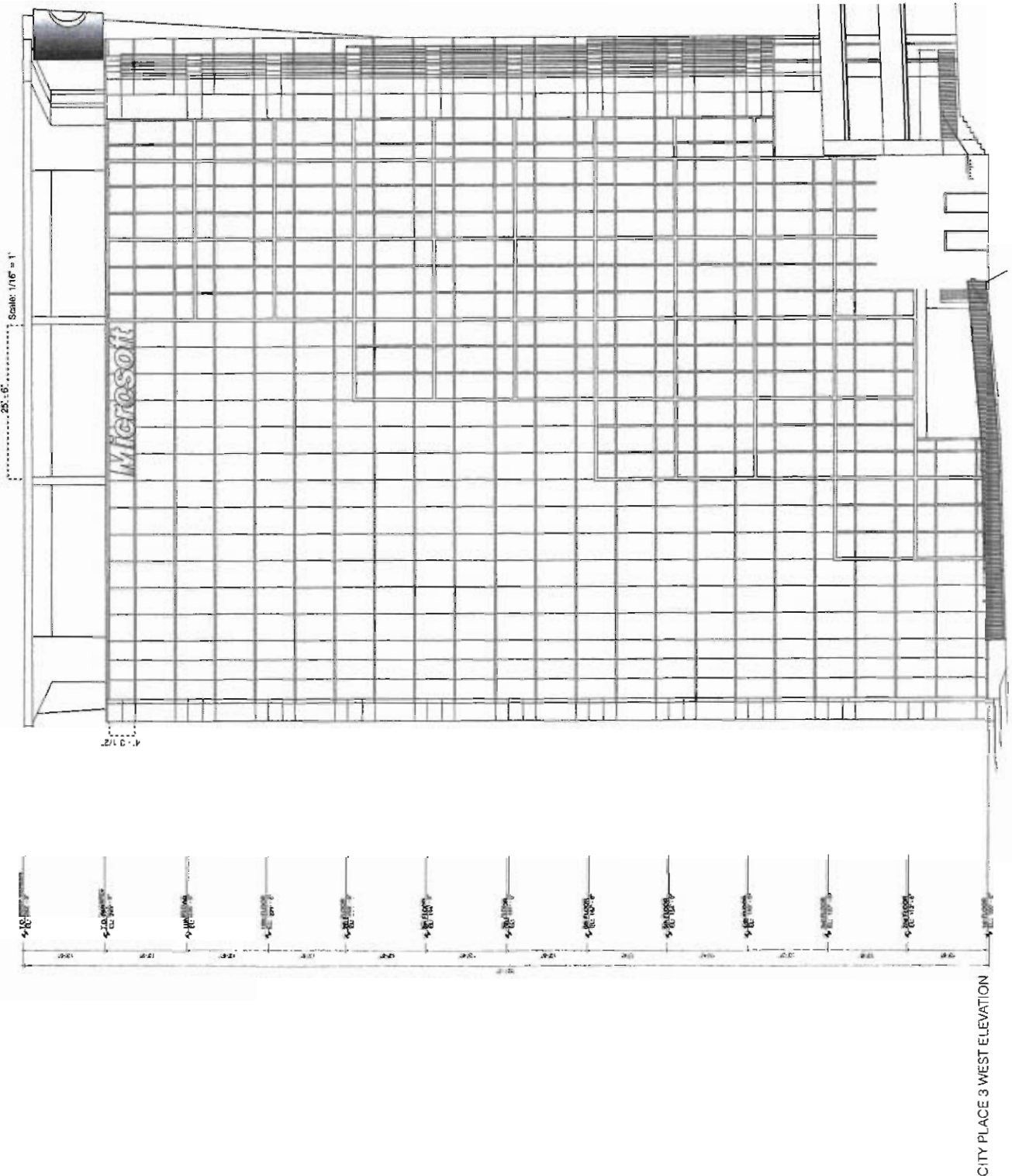
CITY PLACE

CITY PLACE 3 SOUTH ELEVATION

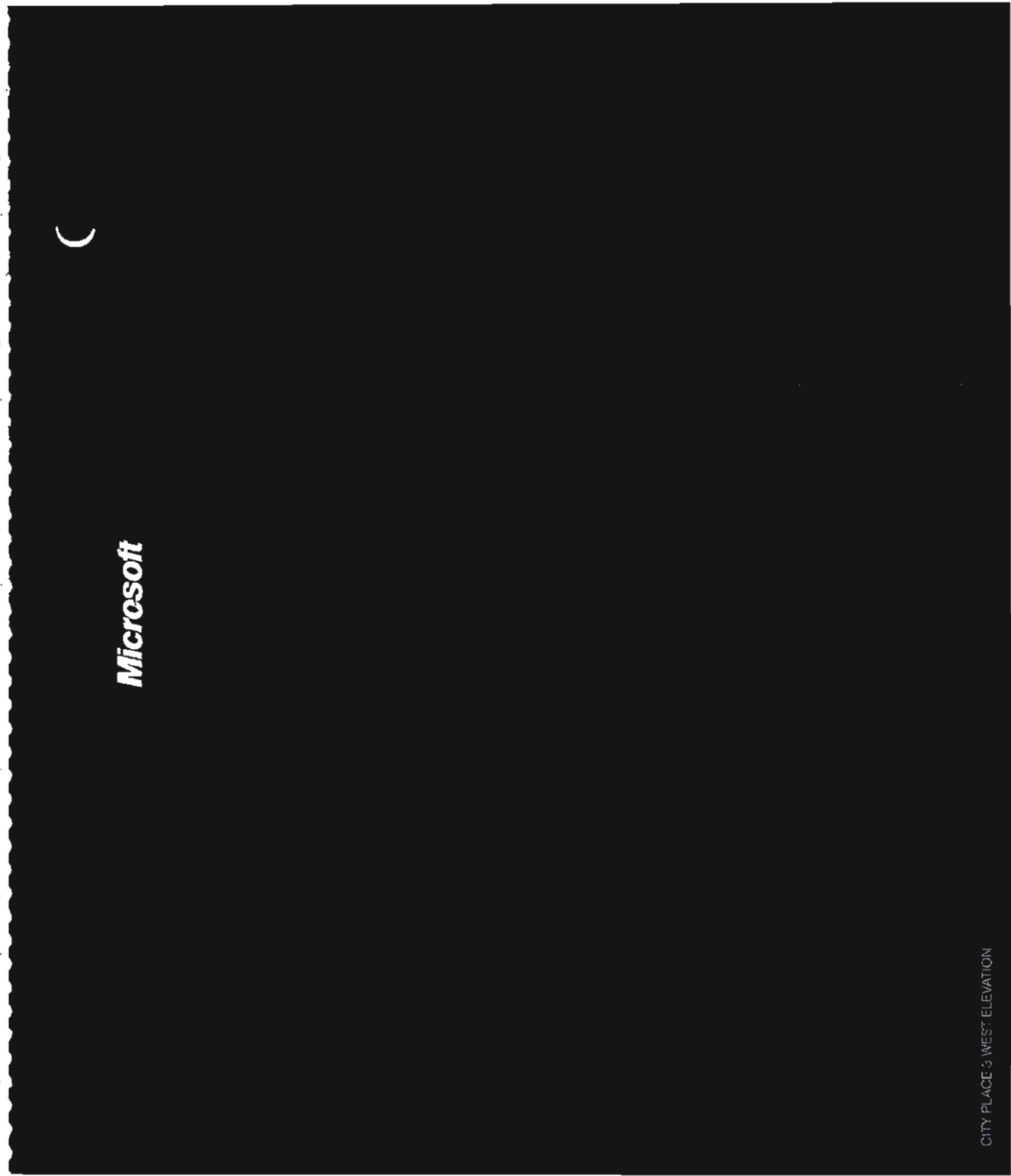


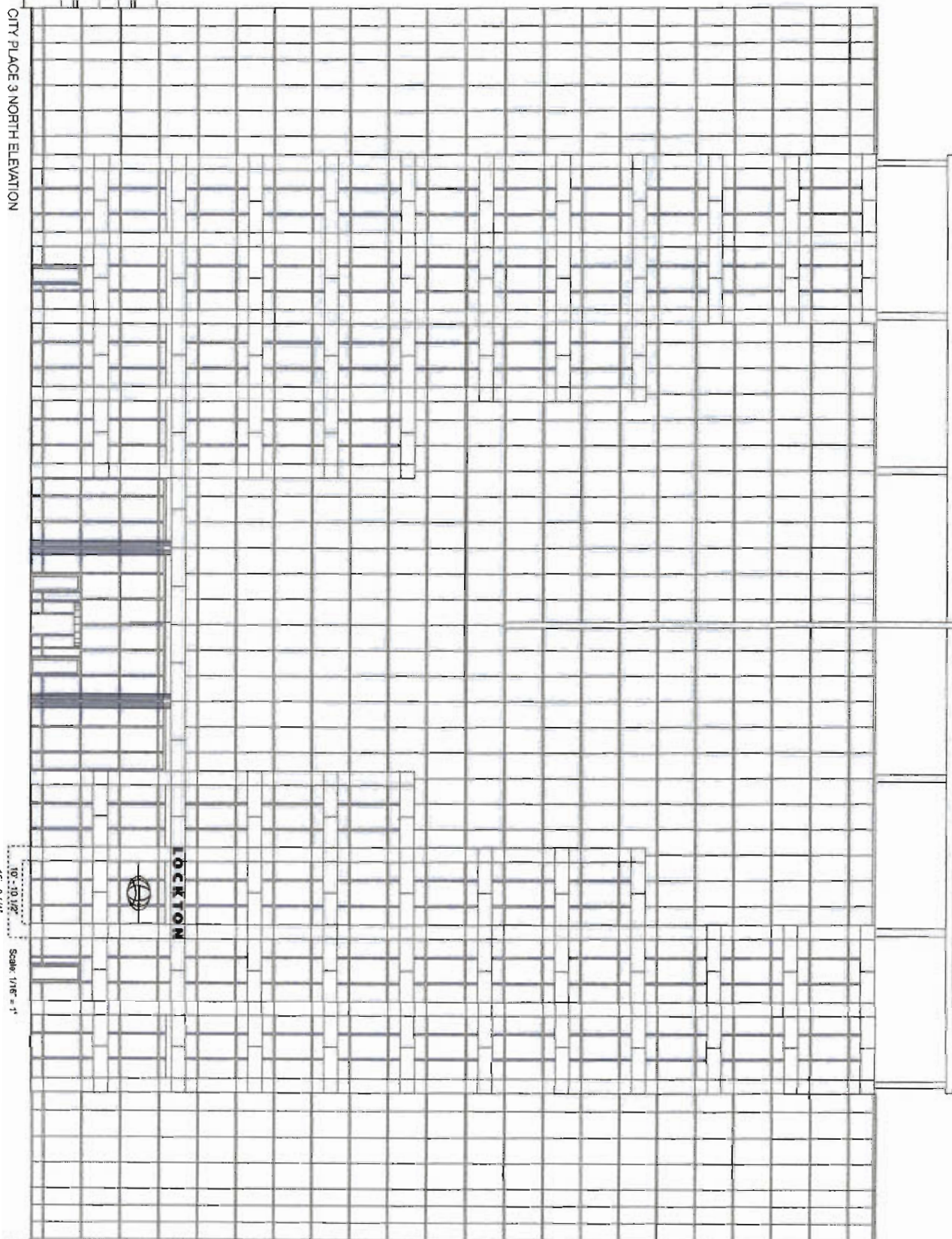
Sign consists of internal illuminated dimensional letters mounted to building face as shown, letters to be 6" thick. Letters to be faced with incandescent at night; exact specifications for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload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

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



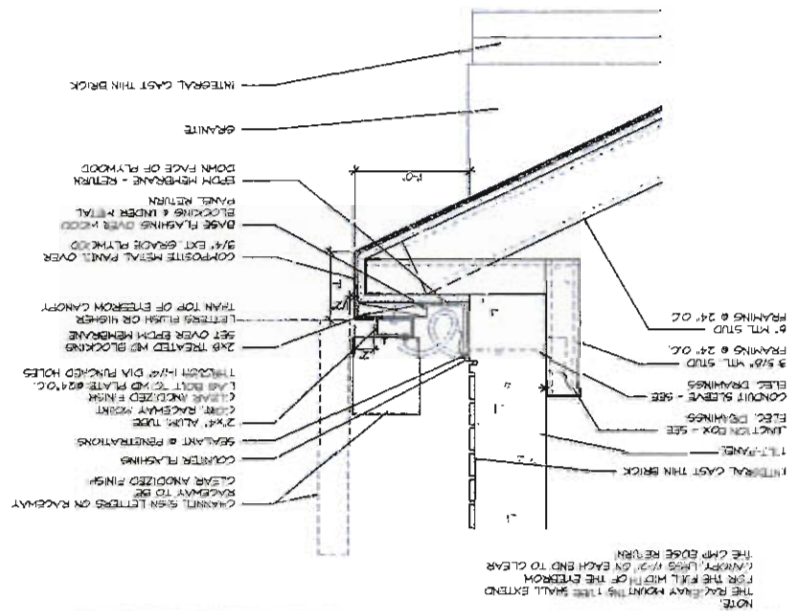
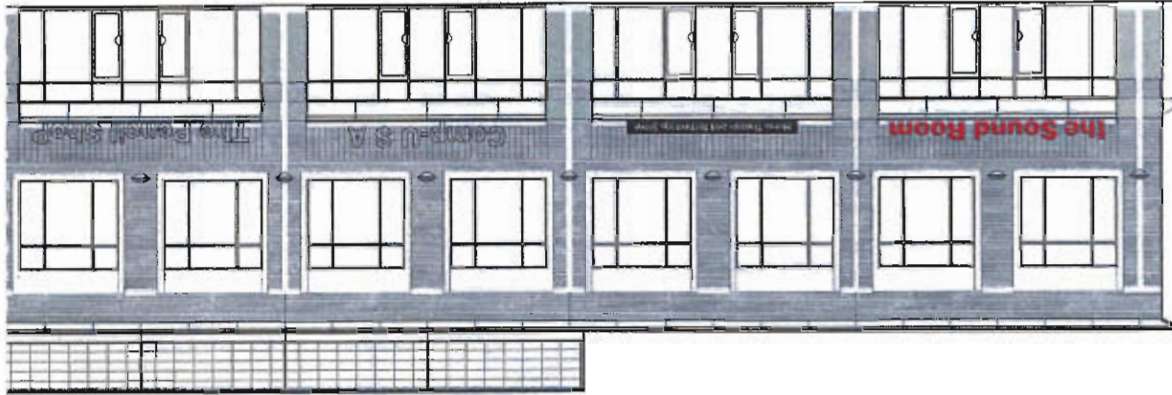
SECTION
SIGN TYPE BB
SELECT TENANT IDENTIFICATION
CITY PLACE 3 WEST FACE, NIGHTVIEW





Sign consists of 1'-6" x 1'-7" x 3" depth painted aluminum dimensions, color gloss black. Sign also consists of element that suspended between columns to be clear of building entry. Logo standard element to be clear of building entry. Sign fabricated using 1/8" aluminum support plate and stainless steel fasteners to secure sign to wall. Sign is to be 10' high and 10' wide.

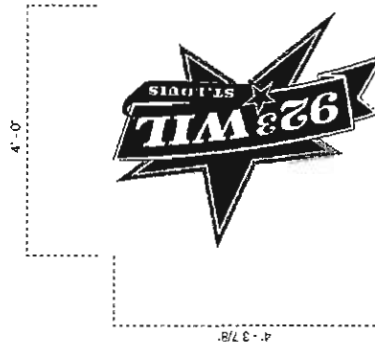
CITYPLACE



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

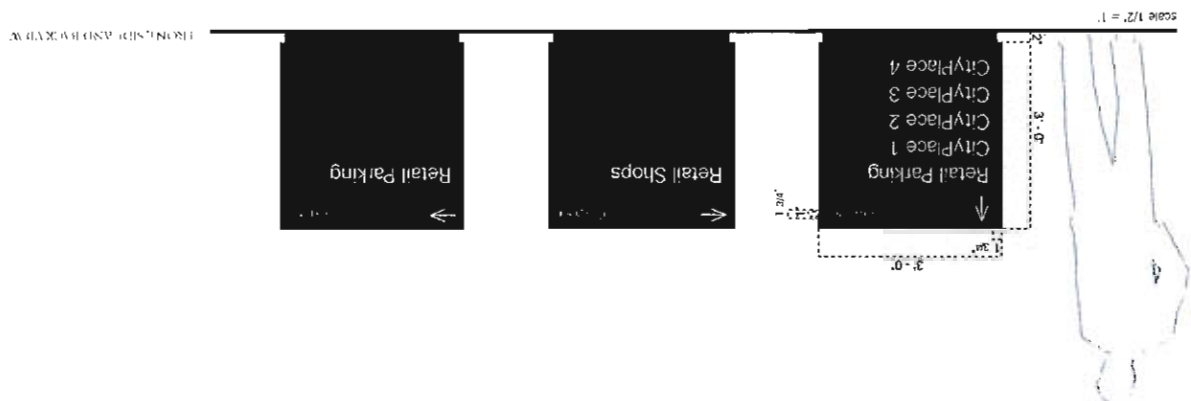
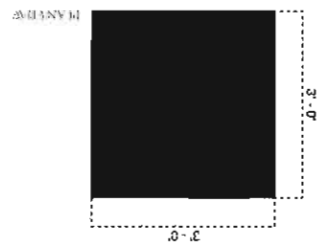


Radio Station signs to be clear enobled
 aluminum layered panels, sign panel height
 vary, sign panels to be metallic silver, black
 and white colors only. Sign panel is to be
 mechanically affixed to a substrate sign and
 that is painted to match architect's sample.
 Sign is to be attached to the structure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

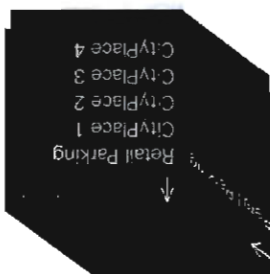


SIGNTYPE IS
NEW SITE DIRECTIONAL
Eventually will replace all Sign Type E directional

NOT IN L.B.N. 18-101

[illegible]

1451 RD 17th NW, AL

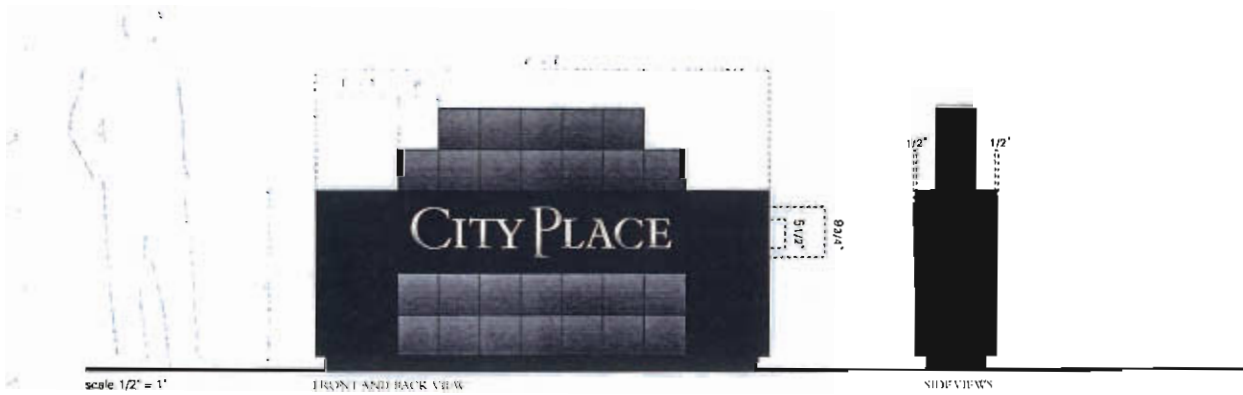


SIGN TYPE F #10
 TRANSITIONAL CAMPUS MONUMENT
 Eventually will be replaced by Sign Type FF
 (see following page of this document)

DESCRIPTION
 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



PLAN VIEW



scale 1/2" = 1'

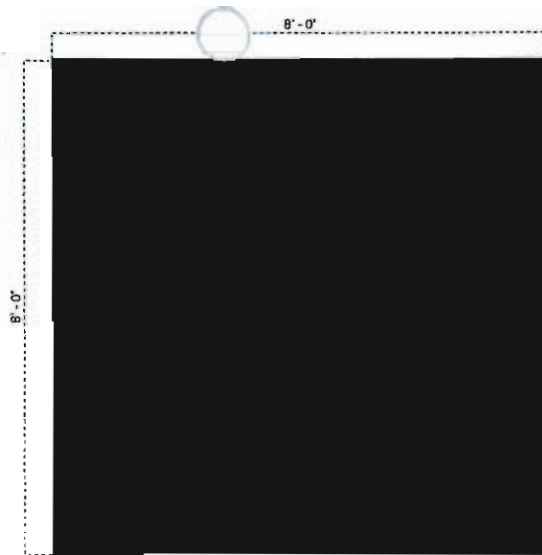
FRONT AND BACK VIEW

SIDE VIEWS



new logotype

existing structure

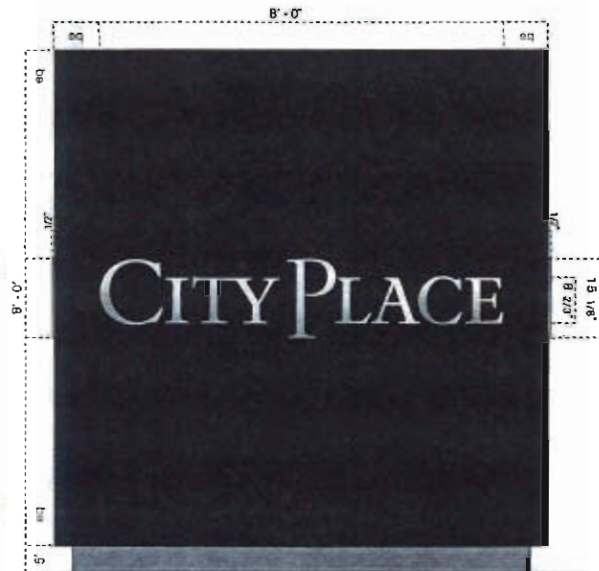


PLAN VIEW

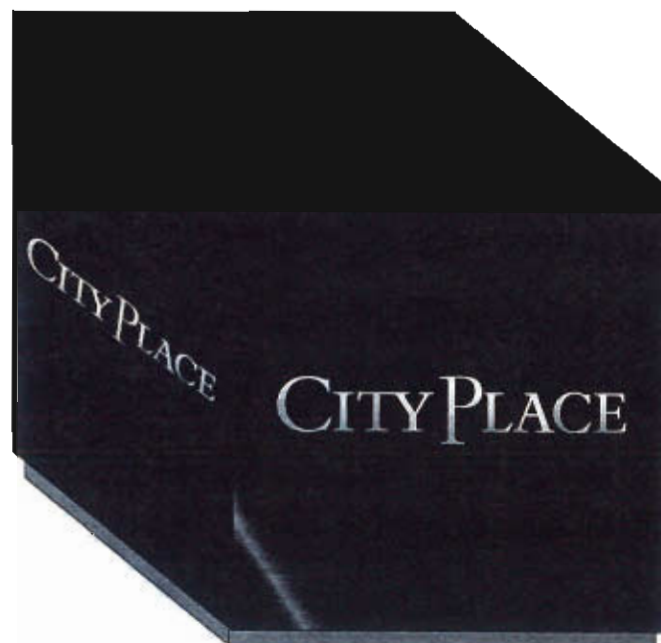
SIGN TYPE F:
NEW CAMPUS MONUMENT
Eventually to replace sign #10 F
(see previous page of this document)

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



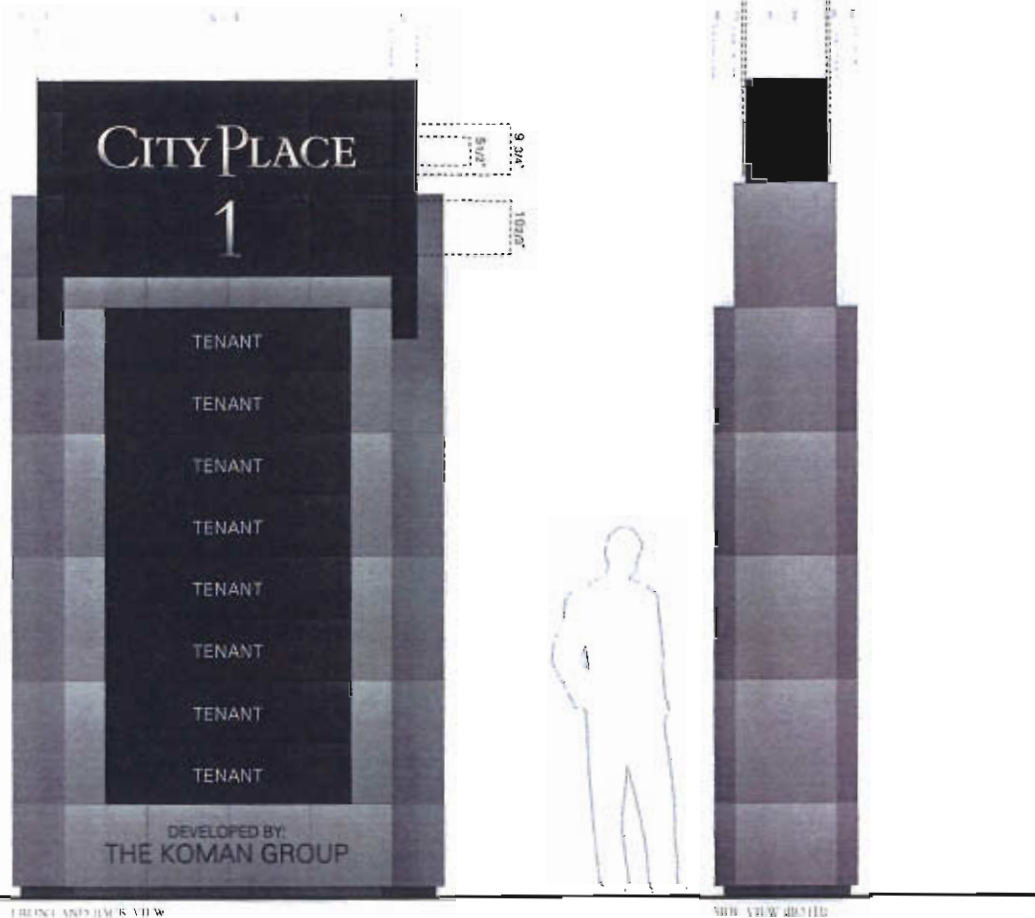
SIGN TYPE F #66 and #74
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type PF2
(see following page of this document)



PLAN VIEW

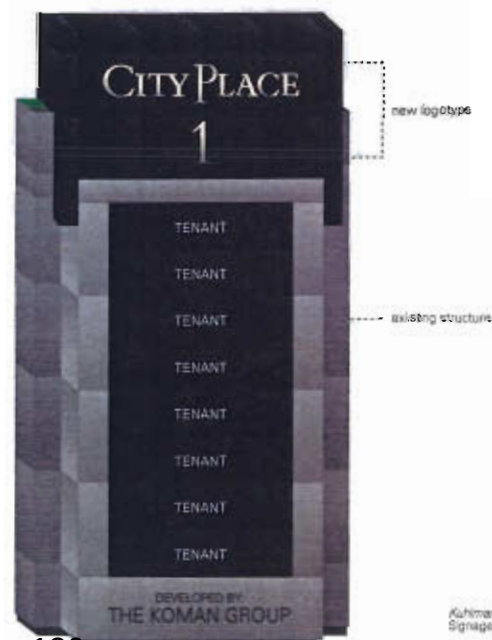
Existing building monument signs; remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9 3/4" ht. numerals to be 1/2" thick x 10 5/8" ht. stainless steel, #4 brushed finish; stud mount logotype and numeral flush to monument face as shown below; 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



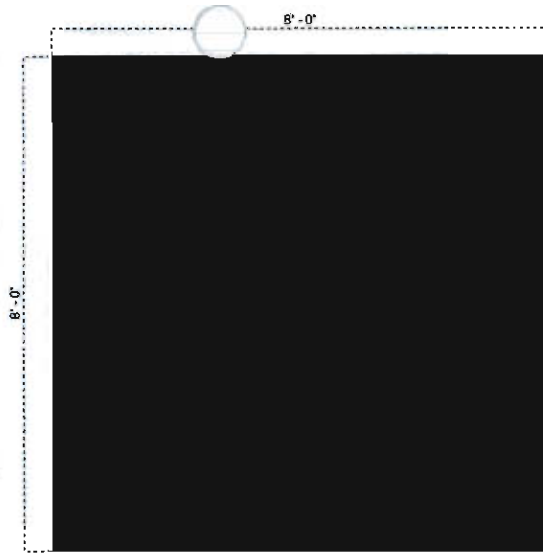
scale 1/2" = 1' FRONT AND SIDE VIEW

SIDE VIEW DETAIL



Kuhlmant Design Inc.
Signage Master Plan, June 2002
S12

SIGN TYPE #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

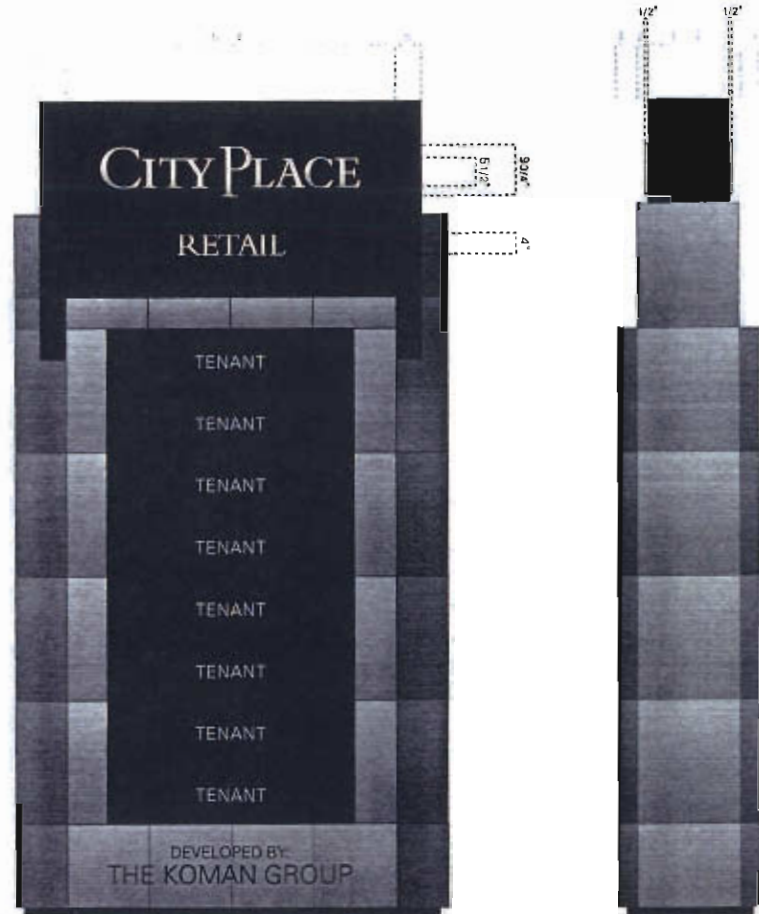
SIGN TYPE F-647
TRANSITIONAL RETAIL MONUMENT
Eventually will be replaced by Sign Type FF
(see following page of this document)



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

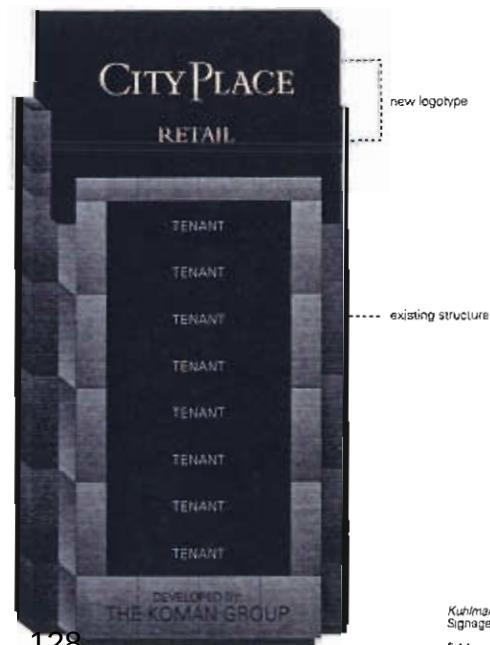
DESCRIPTION



scale 1/2" = 1'

FRONT AND BACK VIEW

SPOT VIEW (DETAIL)



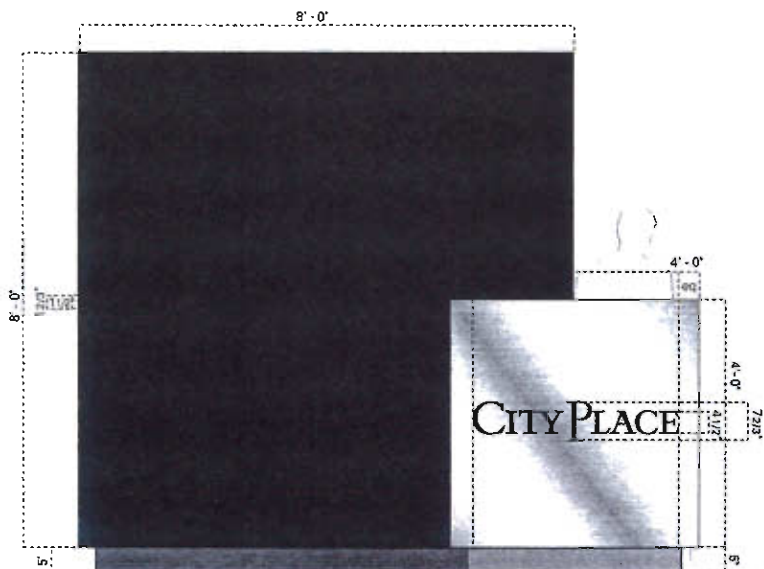
SIGN TYPE F
NEW RETAIL MONUMENT
Eventually will be replaced by Sign Type F
(see previous page of this document)

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



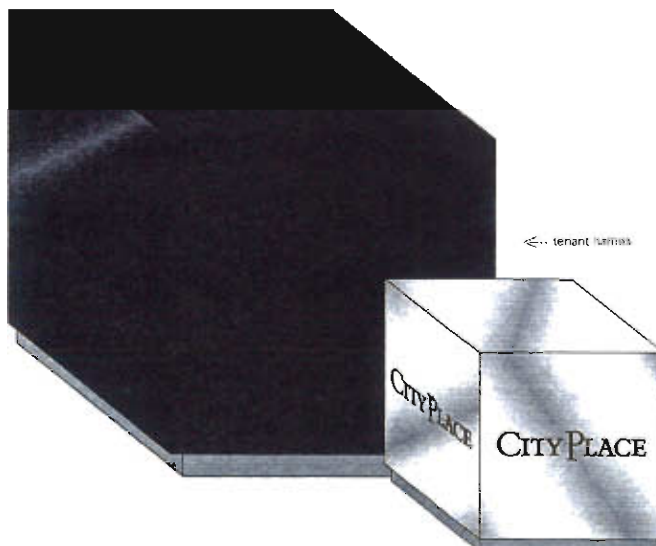
scale 1/2" = 1'

FRONT AND SIDE VIEW

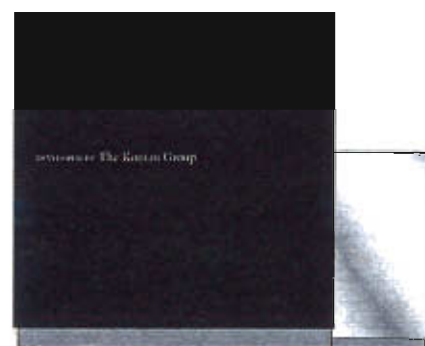


SIDE VIEW (RIGHT)

tenant names →



← tenant letters

BACK VIEW
(PARALLEL TO SIDE)

← Logotype on 3 sides

ADJOINING
CUBES (SIDE VIEW)

Kunkrath Lohr Inc.
Signage Master Plan, June 2002
5.15



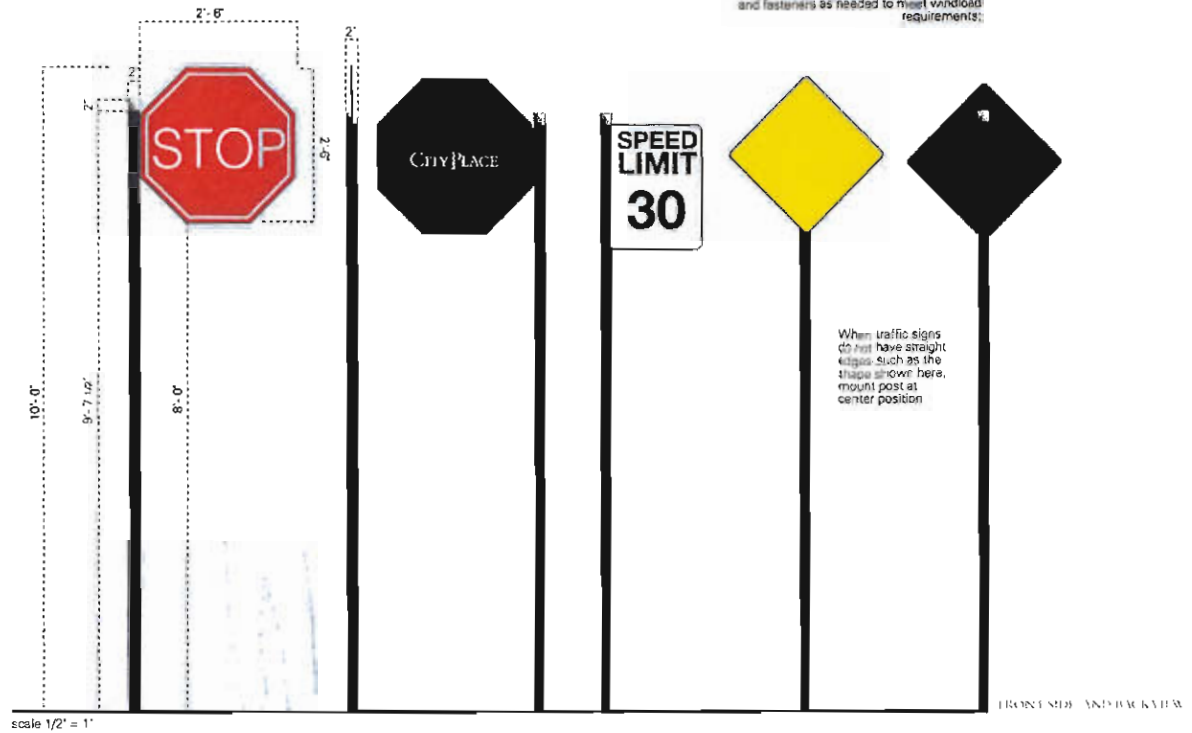
CITYPLACE

SIGNTYPE GG
TRAFFIC REGULATORY
Eventually will replace all existing Traffic Regulatory

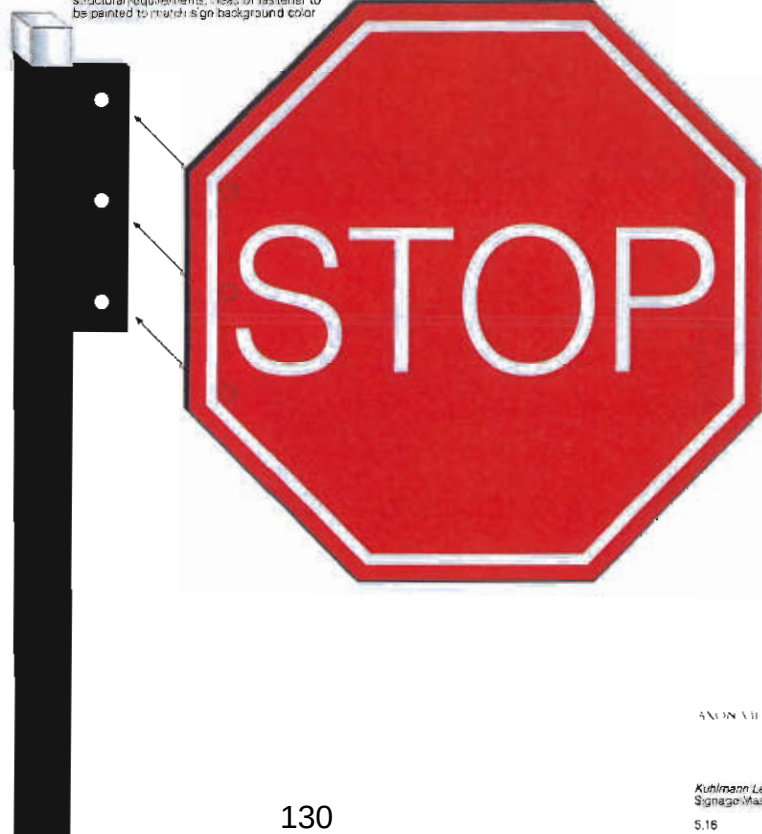
PLAN VIEW

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, loading 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-combustive fasteners, as minimal as possible, yet still meeting windload stress requirements; sign fabricator is responsible for engineering of all elements to meet structural requirements; nose of fastener to be painted to match sign background color



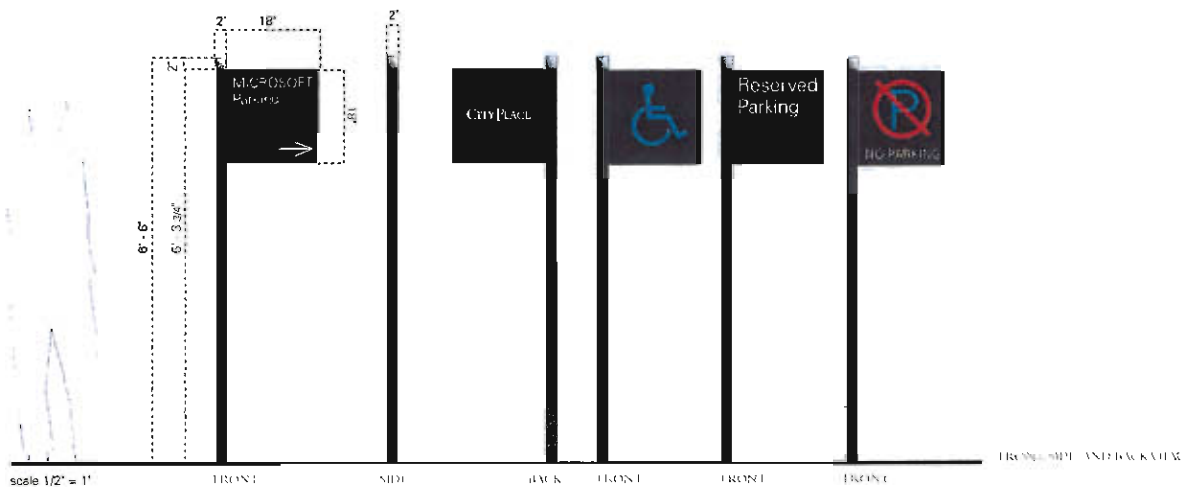
SECTION VIEW

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

W/ 1/2" SIZE OF 1/2"

ANYONE

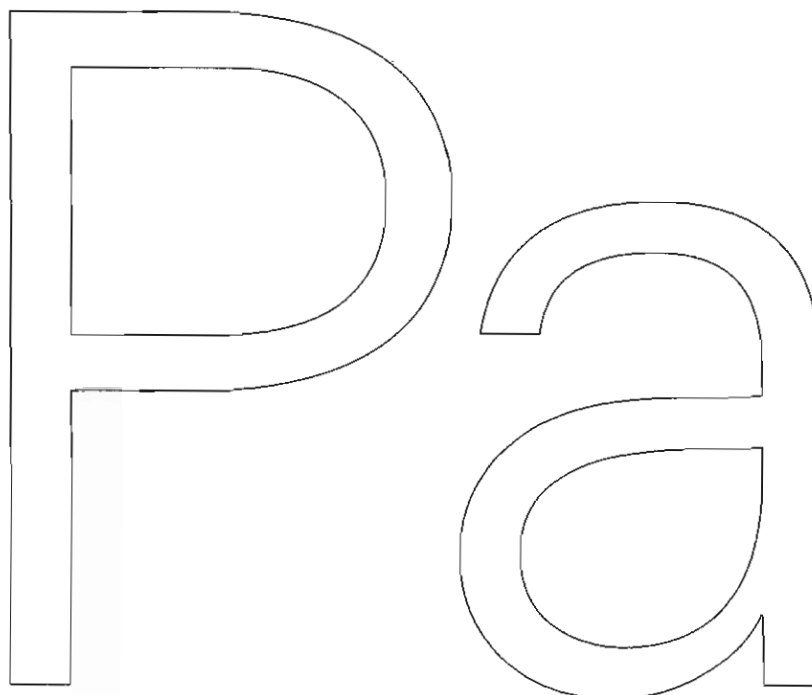


Plaque signs to be 18" x 36" x 36" aluminum panels painted black; lettering/arrows to be computer cut adhesive backed vinyl; colors - white, red, green as shown; plaque signs mount to exterior of parking facility above the ingress/egress on fascia; said mount plaques to garage wall fascia; sign fabricator 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



BACK VIEW SIGN

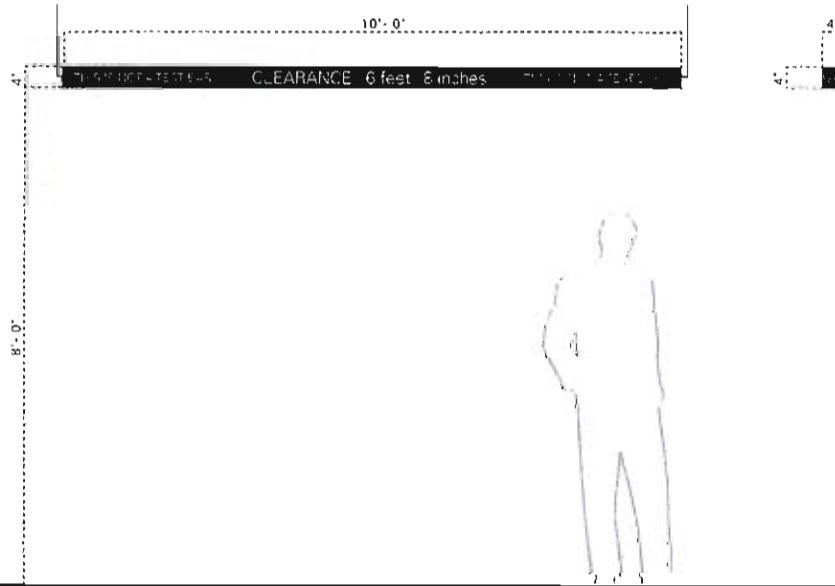
SIGN TYPE
PARKING FACILITY HEIGHT CLEARANCE

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

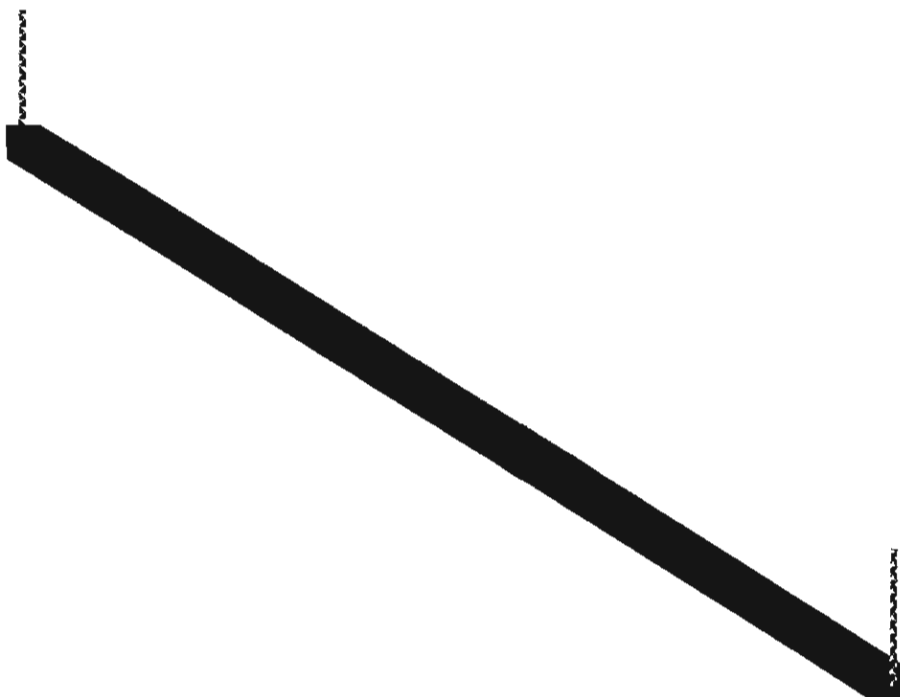


PLAN VIEW



scale 1/2" = 1'

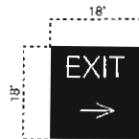
FRONT AND SIDE VIEW



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;



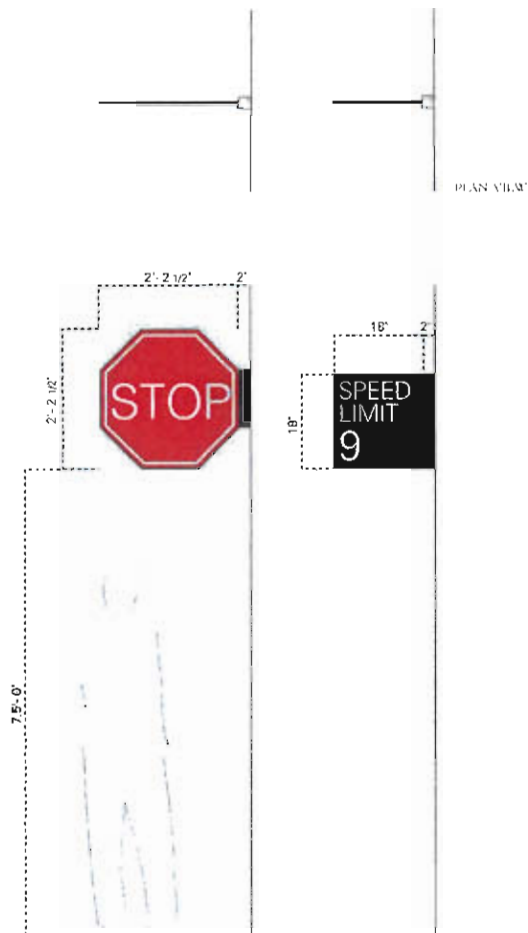
scale 1/2" = 1'

© 2002 CityPlace, Inc.



CITYPLACE

SIGN F.V.1
PARKING FACILITY REGULATORY
Eventually will replace all Parking Facility signs



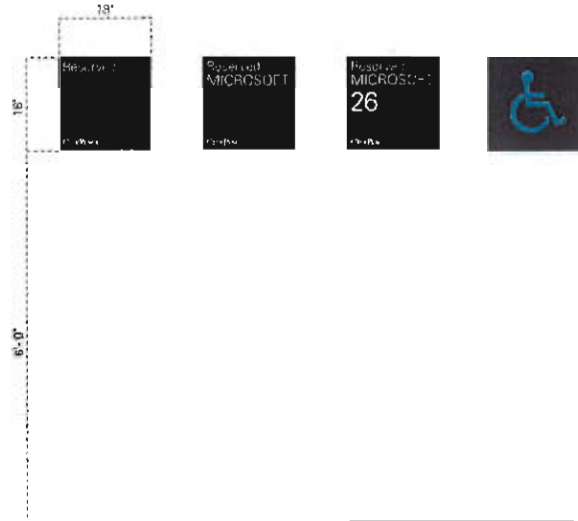
PLAN VIEW

Blade sign consists of aluminum L shaped bracket, painted black; bracket anchors to garage wall with appropriate fasteners and adhesive fillers as needed for conditions; sign message panels to be standard DOT required; DOT sign panel backs to be painted black.

ELEVATION

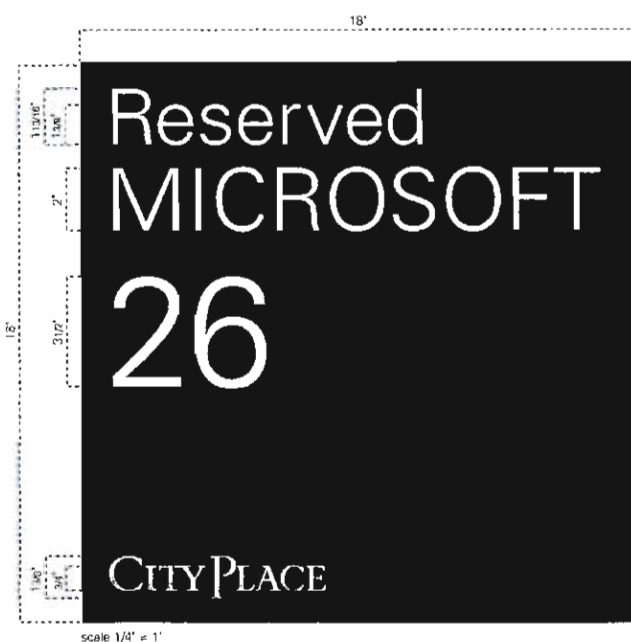
Plaque signs to be 1/4" x 18" x 18" Sintra (black) panels painted black; lettering to be computer cut adhesive backed vinyl, color white or ADA blue as required for message; plaque signs mount to garage walls.

sign fabricator to be responsible for all engineering of all mounting elements; all fasteners to be invisible to viewer;



scale 1/2" = 1'

ELEVATION



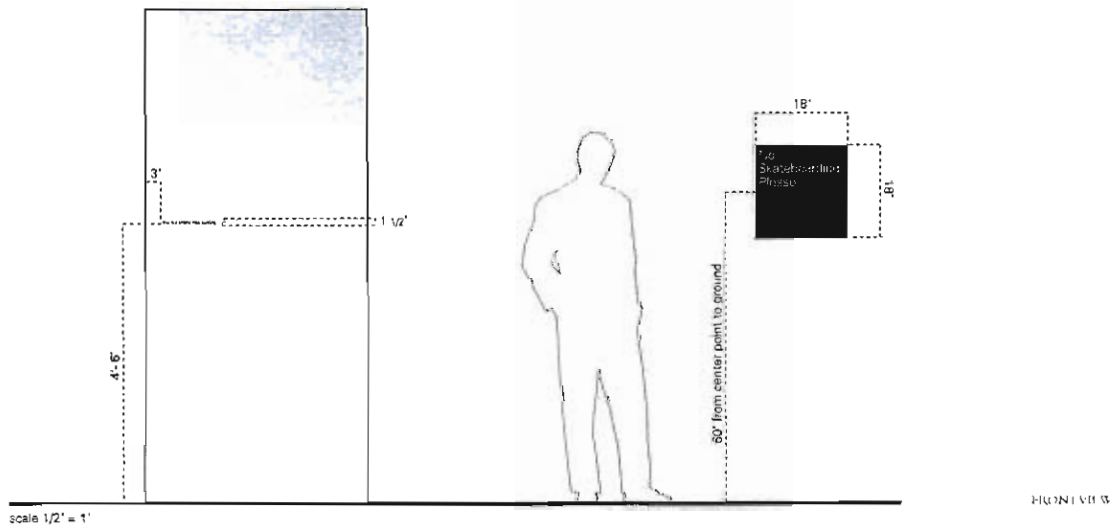
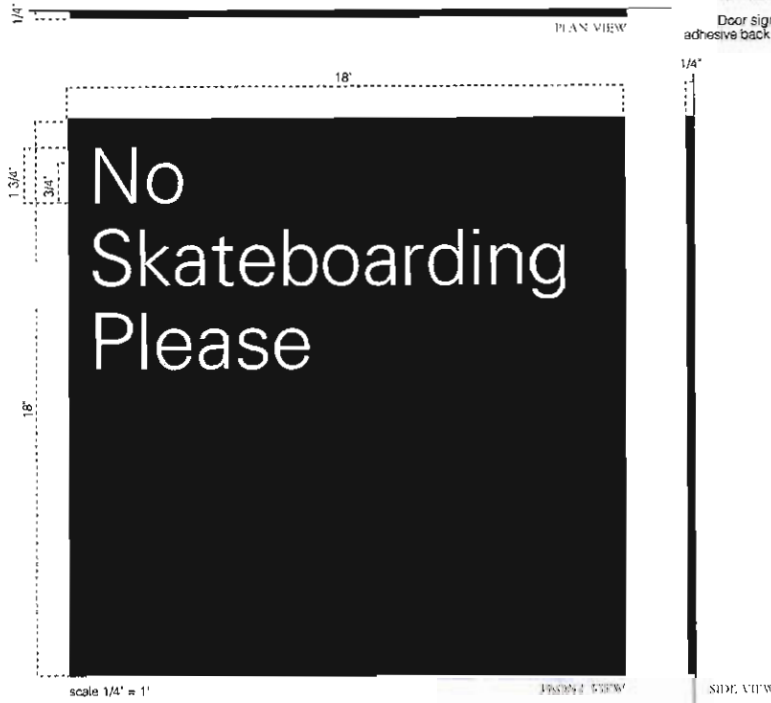
scale 1/4" = 1'

1/4"

Plaque sign consists of 1/8" thick x 18" x 18" 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



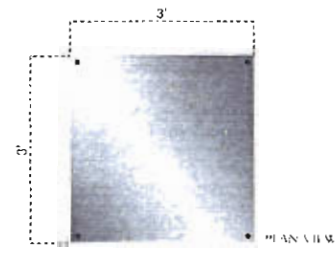
DESCRIPTION





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

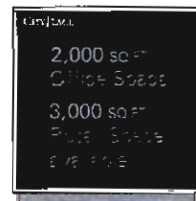
DESCRIPTION



PLAN VIEW

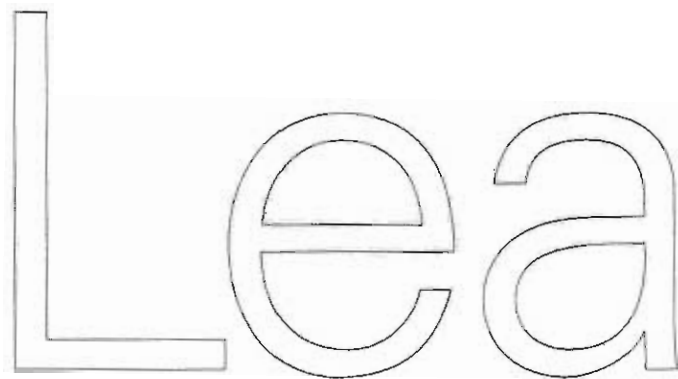


FRONT AND BACK VIEW

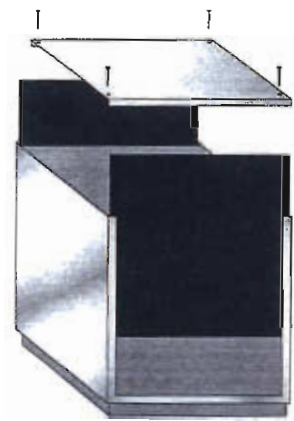
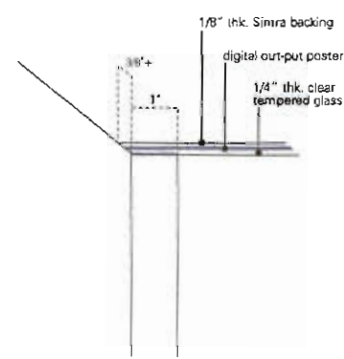


SIDE VIEW (RIGHT)

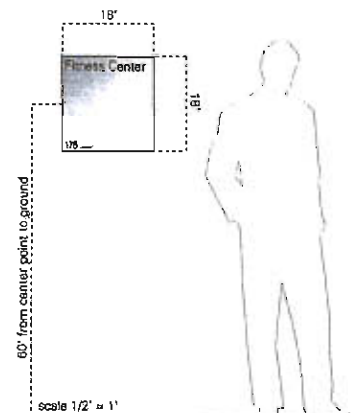
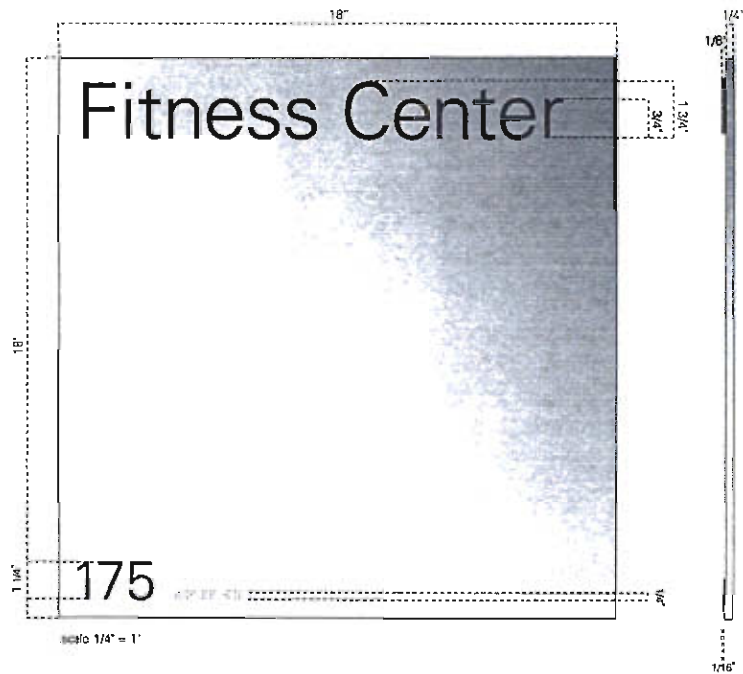
scale 1/2" = 1'



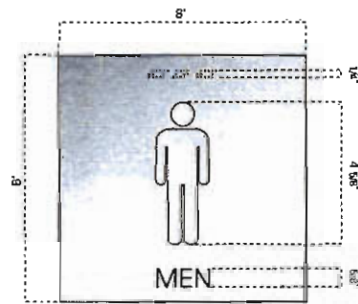
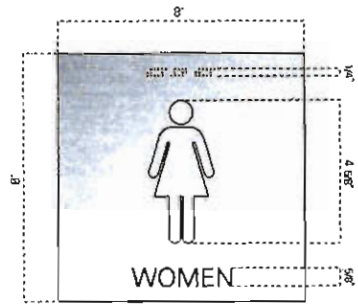
ACTUAL SIZE OF LOGO



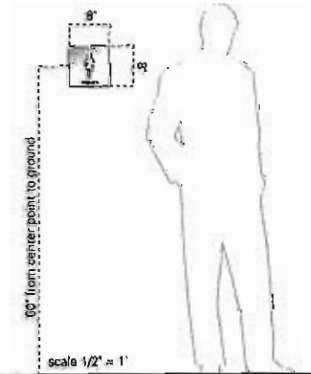
AXON VIEW



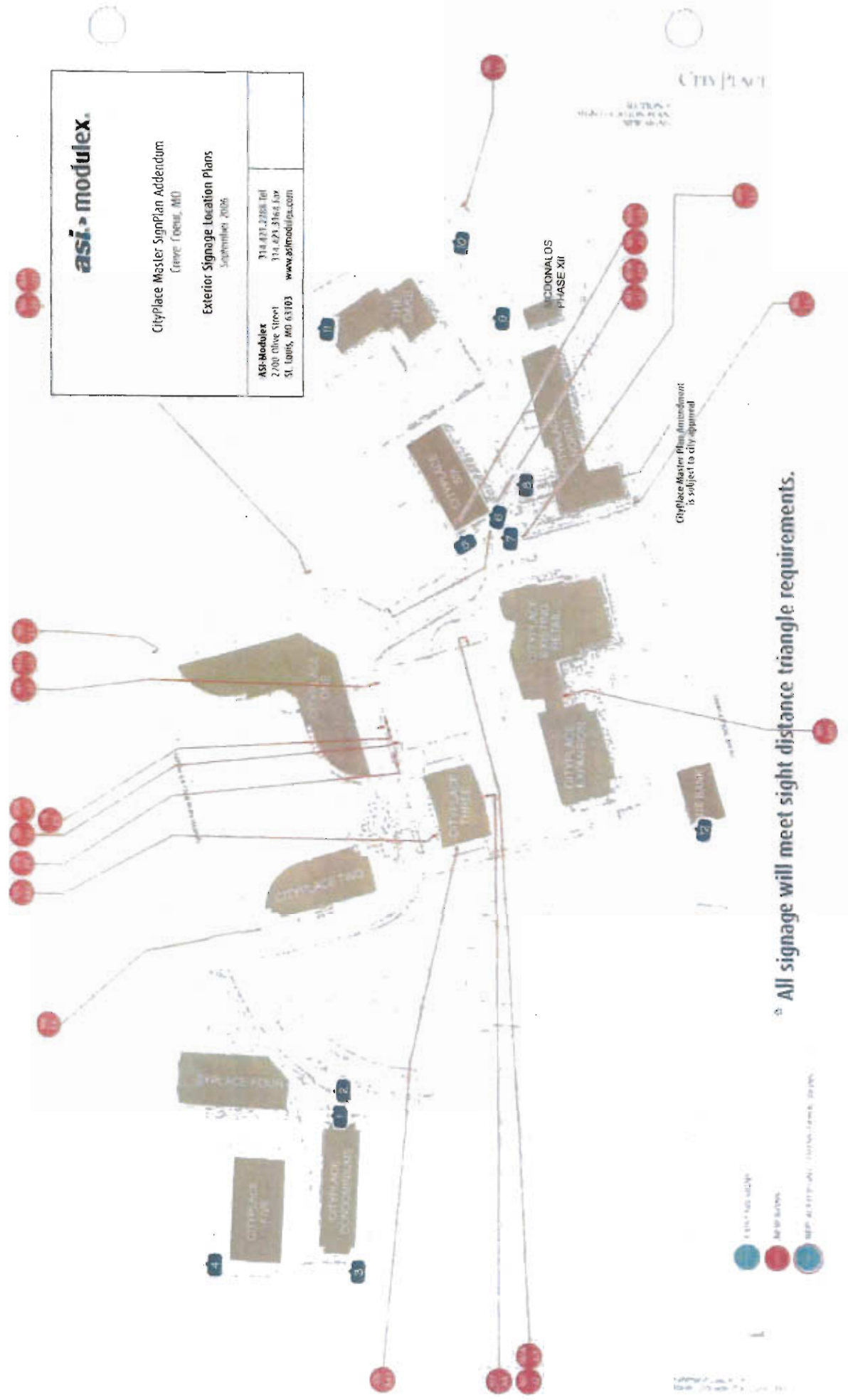
FRONT VIEW



scale 1/4" = 1'



CROSS SECTION

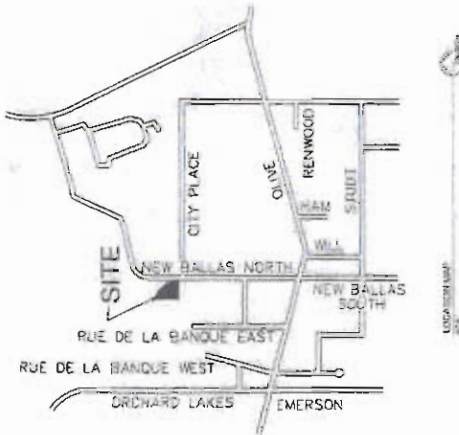


PROJECT TEAM

DEVELOPER:	FOUNTAIN CONSULTANT:	ARCHITECT:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:
THE Koman Group 1000 City Place, Suite 1000 St. Louis, MO 63102 Phone: (314) 425-1000 Fax: (314) 425-1001	ARCHITECTURAL 1000 City Place, Suite 1000 St. Louis, MO 63102 Phone: (314) 425-1000 Fax: (314) 425-1001	ARCHITECT 1000 City Place, Suite 1000 St. Louis, MO 63102 Phone: (314) 425-1000 Fax: (314) 425-1001	CIVIL ENGINEER 1000 City Place, Suite 1000 St. Louis, MO 63102 Phone: (314) 425-1000 Fax: (314) 425-1001	STRUCTURAL ENGINEER 1000 City Place, Suite 1000 St. Louis, MO 63102 Phone: (314) 425-1000 Fax: (314) 425-1001

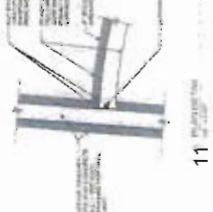


ARCHITECTURAL RENDERING (LOOKING SOUTH) OF NORTH NEW BALLAS RIVER AND CONDOMINIUMS (UNDER CONSTRUCTION)

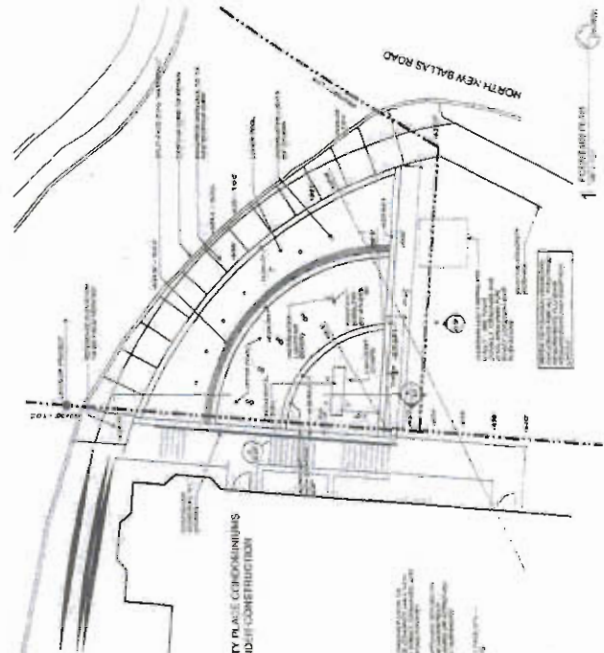


LOCATION MAP

1. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
2. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
3. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
4. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
5. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
6. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
7. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
8. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
9. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.
10. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East, North New Ballas, St. Louis, Missouri. The building is designed in a modern, minimalist style with a flat roof and large windows. The site is located on a corner lot, providing excellent visibility and access to the surrounding area.



11



1 FOUNTAIN SITE

CITY PLACE FOUNTAIN CREVE COEUR, MISSOURI

A1 OF 1

ACI BOLD
ARCHITECTS
KANSAS CITY, MISSOURI
1000 CITY PLACE, SUITE 1000
ST. LOUIS, MISSOURI 63102
PHONE: (314) 425-1000
FAX: (314) 425-1001

The Koman Group

General Engineer
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
HVAC Engineer
Fire Protection Engineer
Landscaping Engineer
Interior Design
Architectural Rendering
Site Plan
Location Map
Architectural Rendering
Site Plan
Location Map



Complete Sign & Lighting

PIROSSigns
INCORPORATED

1111 NW 10
MIAMI, FL 33133
PH: 305-454-0200
FAX: 305-454-9999
WWW.PIROSSigns.COM
SIGNAGE, LIGHTING & VIDEO

PROJECT: CHANNEL LETTER WALL SIGN
CUSTOMER: TKS / SMURFIT STONE
JOB LOCATION: CITY PLACE 6

CONTACT: PH
DRAWN BY: S WYNN
DATE: 19OCT01

JULIE PANAGIOTIS
PREPARED BY / BRAND

SAVED AS: SMURFIT
SCALE: NOTED
PAGES: 2 OF 2
REVISION: 23OCT08

THIS DRAWING IS PROPERTY OF PIROSSigns, INC. AND
HAS BEEN PROVIDED FOR YOUR REVIEW ONLY. THIS
DRAWING MAY NOT BE REPRODUCED OR DISTRIBUTED
WITHOUT THE WRITTEN PERMISSION OF PIROSSigns, INC.
OR THROUGH A THIRD PARTY.

☐ 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: 701-784-4200
FAX: 701-784-4200
WWW.PIROSSIGNS.COM
CRAFTED IN THE USA

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

CONTACT: JULE PIROSSIGNS
PI: RIMMER / BRAND
DRAWN BY: S WYNN
DATE: 10/01/09

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

THIS DRAWING IS PROPERTY OF PIROSSIGNS INC. AND
HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS
PROPERTY MUST NOT BE REPRODUCED OR REPRODUCED
WITHOUT WRITTEN PERMISSION OF PIROSSIGNS INC.
OR THROUGH PURCHASE.

☐ 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.

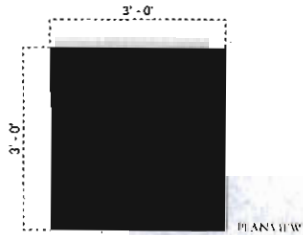
- Sign Type 6**
Building ID Letters
- Fabricated Letters
 - non-illuminated
 - signage area not to exceed 300 sq.ft.

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

Design drawings, presentations, renderings or attachments of this proposal will remain 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 Modules.

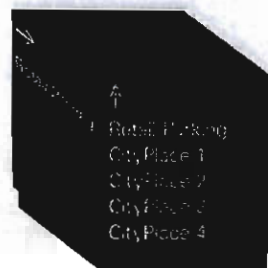
SIGN TYPE EE
NEW SITE DIRECTIONAL
Eventually will replace all Sign Type E directional

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

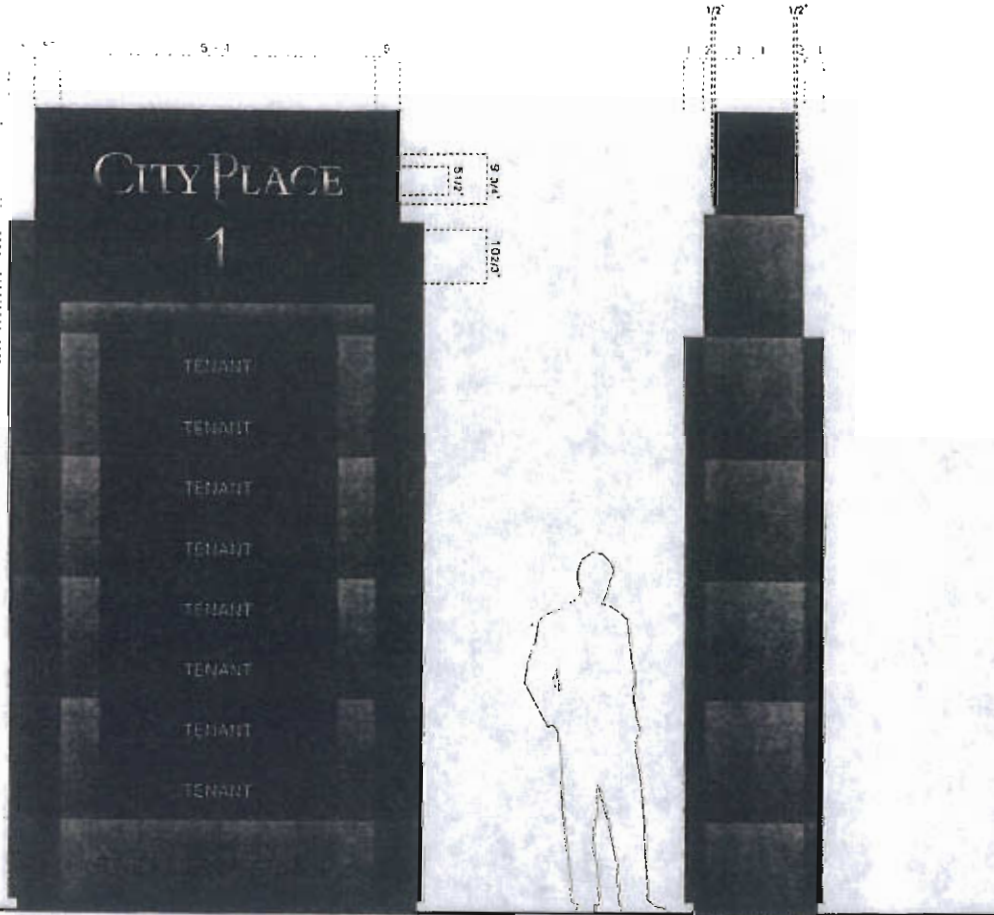
Designs, drawings, presentations, renderings, or instruments of this proposal will remain the property of ASI Modules unless otherwise noted. ASI Modules will not be held responsible for any errors or omissions in this or other papers, except by agreement with the client. ASI Modules is not responsible for any errors or omissions in this or other papers, except by agreement with the client.

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



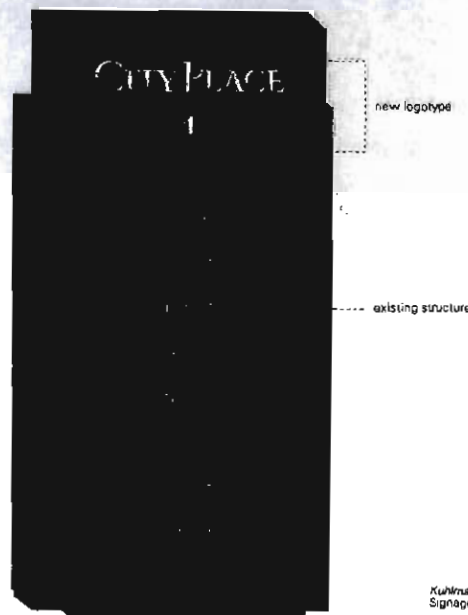
Existing building monument signs, remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9 3/4" ht, numerals to be 1/2" thick x 10 2/3" ht, stainless steel, #4 brushed finish, stud mount logotype and numeral flush to monument 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 Olive Street 314-421-3164 ext
Sunnyvale, MD 63103 www.asimodules.com

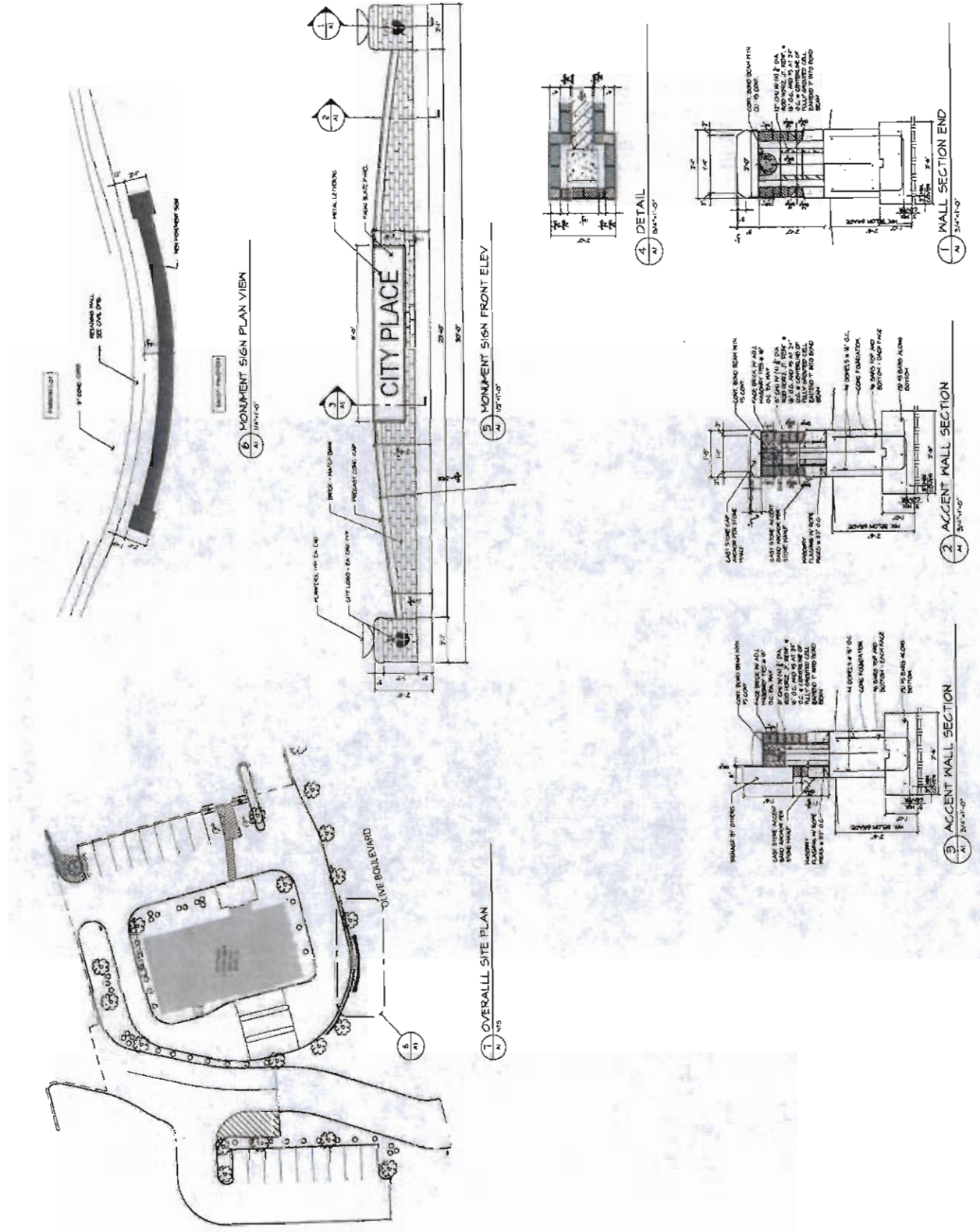
Sign Type 2 Secondary Site ID

- 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 reproduction of ASI Modules.







Monument Sign

SCALE 1/2"

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.

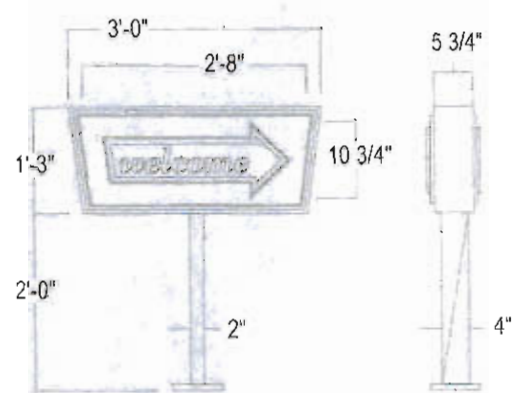
PROPOSED BRICK BASE BY OTHERS.

SIGN BOLTED TO BASE BY FOUR STUDS SET IN BASE.

FOOTING PER ENGINEER SPECS.

SIGN IS U.L. LISTED.

		PROJECT MONUMENT SIGN		FORNELL JOE PHILLIPS		DATE 3-04-04		CUSTOMER APPROVAL: LANDLORD APPROVAL:	
OWNER MCDONALD'S		DESIGNER ZUMBEHL		DATE 3-04-04		DATE 3-04-04		DATE 3-04-04	
THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OF PIRO SIGNS. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICE QUOTED.									
638-464-0200 FAX 404-9990									



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

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
			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

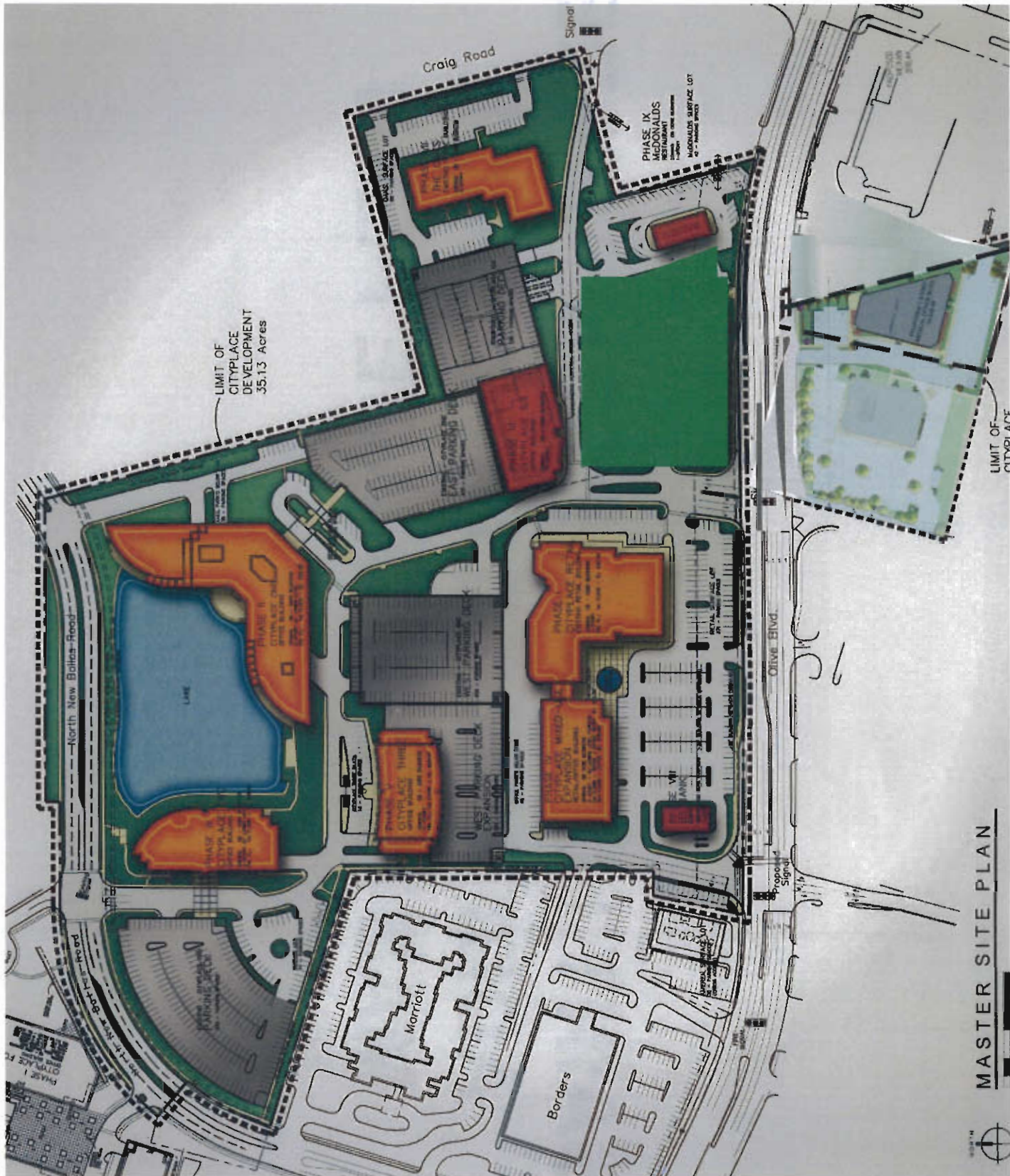
314-421-2288 Tel
314-421-3164 Fax
www.asimodulex.com

PRINTED Nov 2, 2006

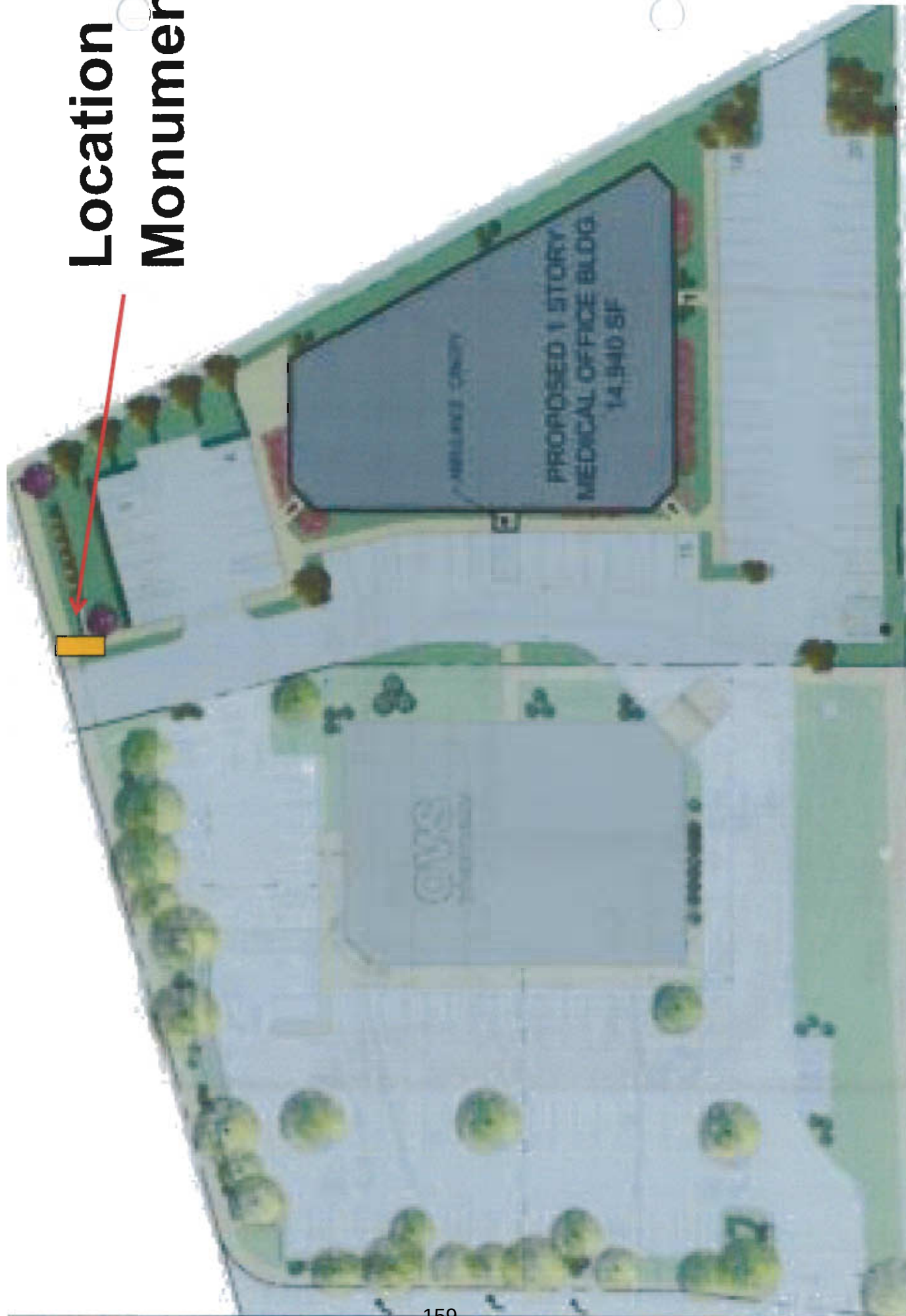
PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			12	2	US Bank		Secondary Site Directional & Campus ID Internally Illuminated Materials to match building's brick exterior(granite wil not be used)
			13		Building signage for US Bank, CityPlace North, and CityPlace 7 will follow Section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

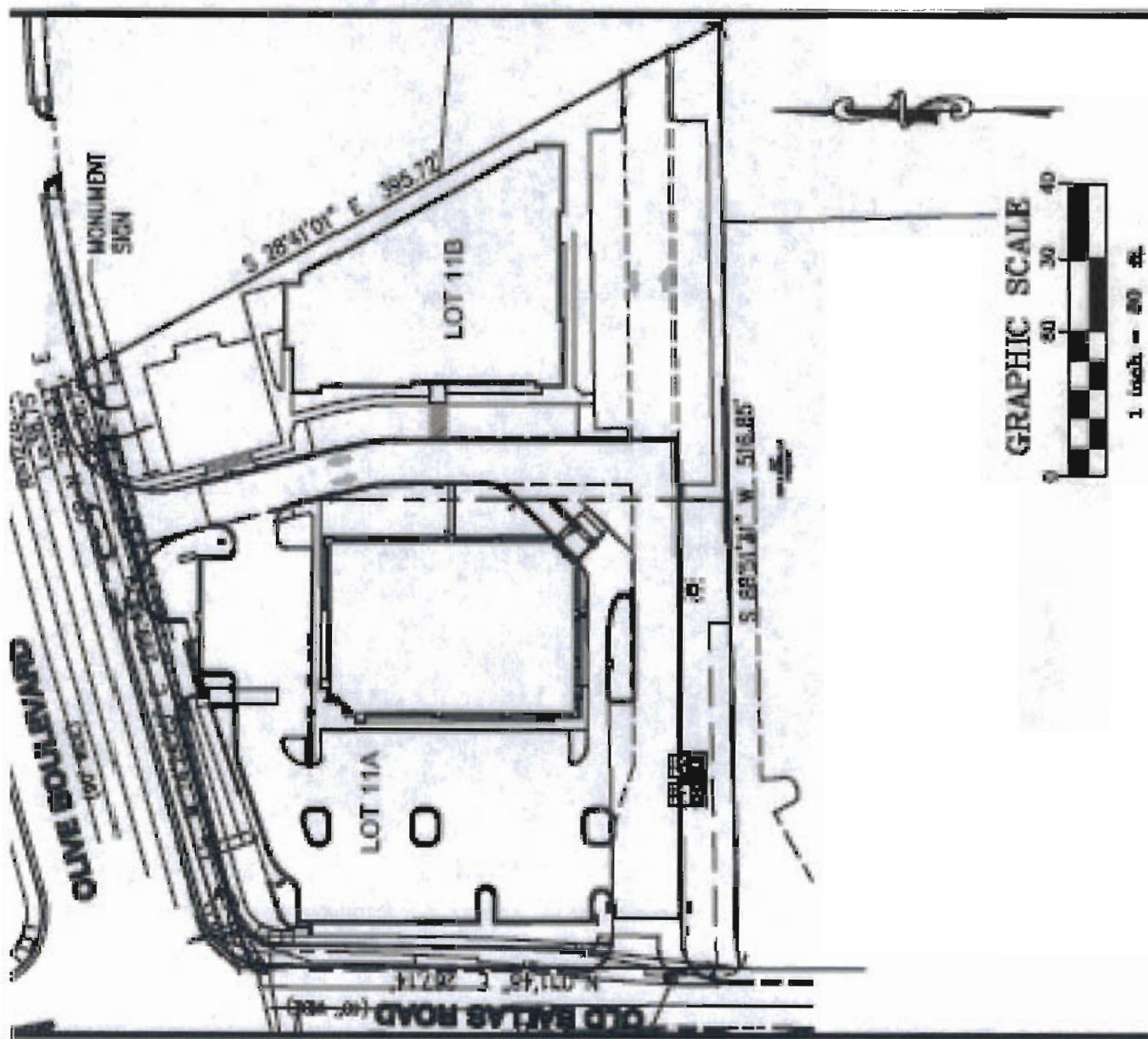
SAINT LUKE'S URGENT CARE ADDITION TO CITYPLACE MASTER SIGNAGE PLAN

CITYPLACE MASTER SITE PLAN



Location of
Monument

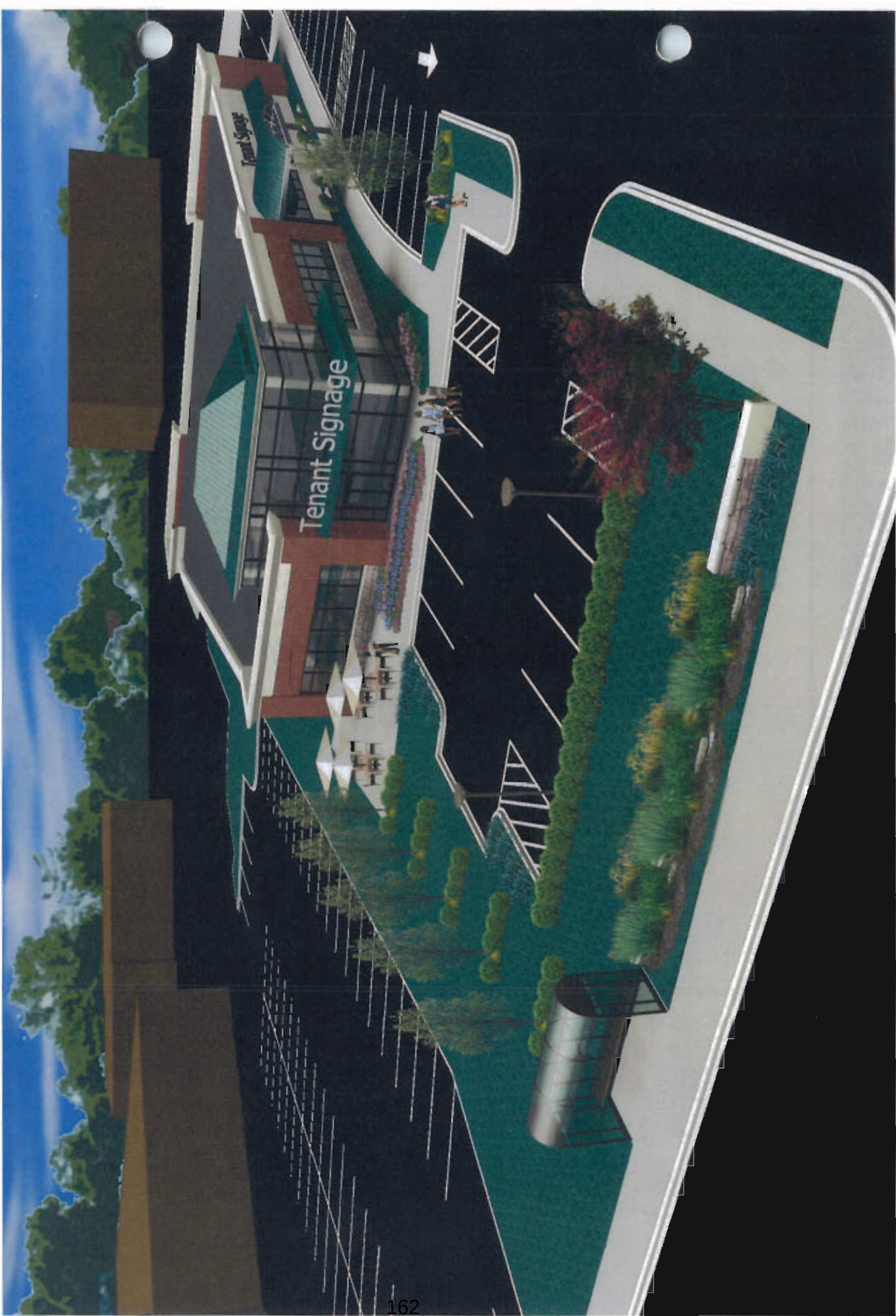




LOT 11A & 11B OF CITYPLACE SUBDIVISION, BEING PART OF
SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.

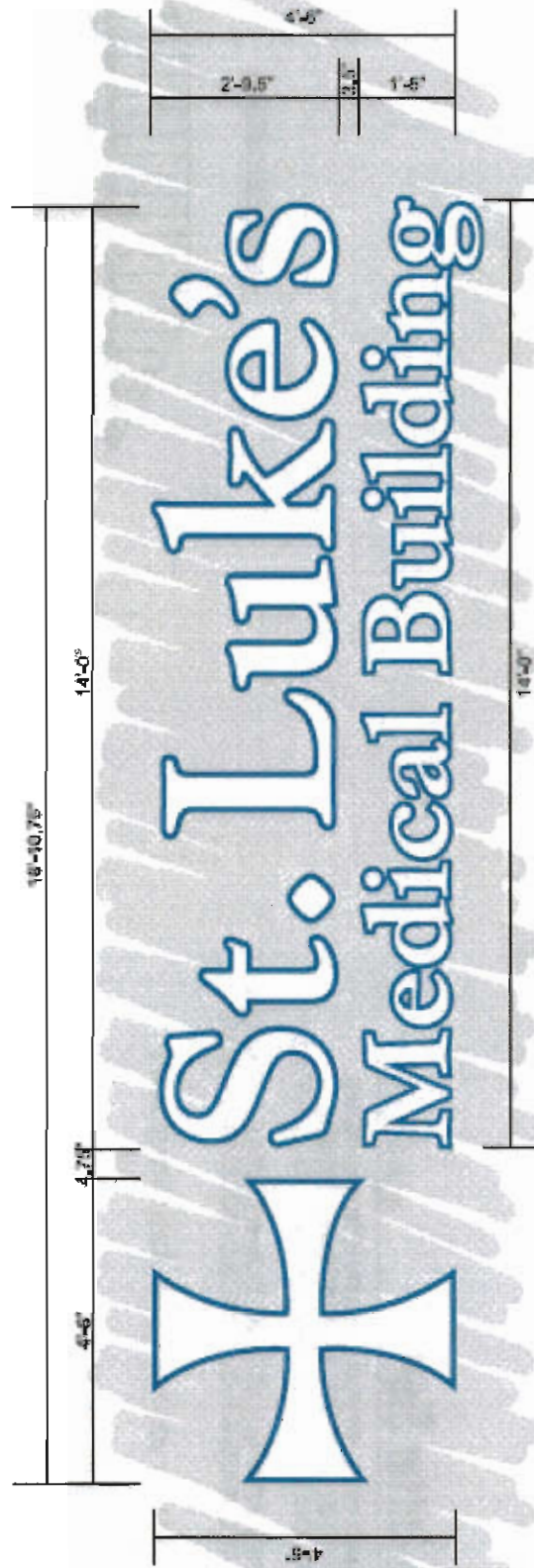
[illegible]

P & Z KENDLERING









Channel Letter Sign

SCALE: 1/2"=1'

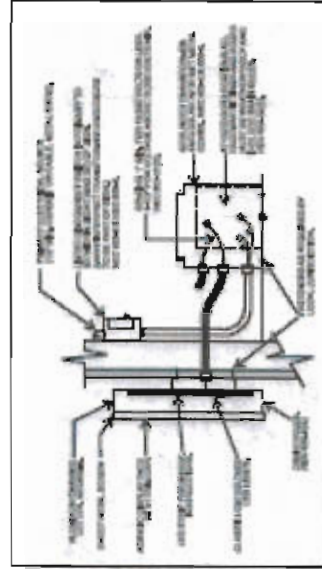
ONE SET STANDARD ALUM. CONSTRUCTION INDIVIDUALLY FORMED LED ILLUMINATED FLUSH MOUNT CHANNEL LETTERS.

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

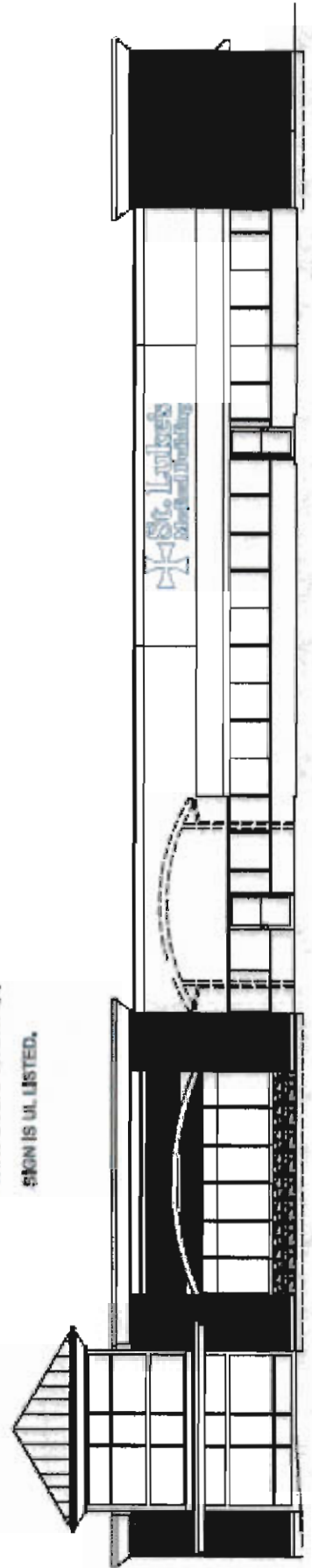
ILLUMINATION BY LOW VOLTAGE WHITE LED'S WITH REMOTE TRANSFORMERS.

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

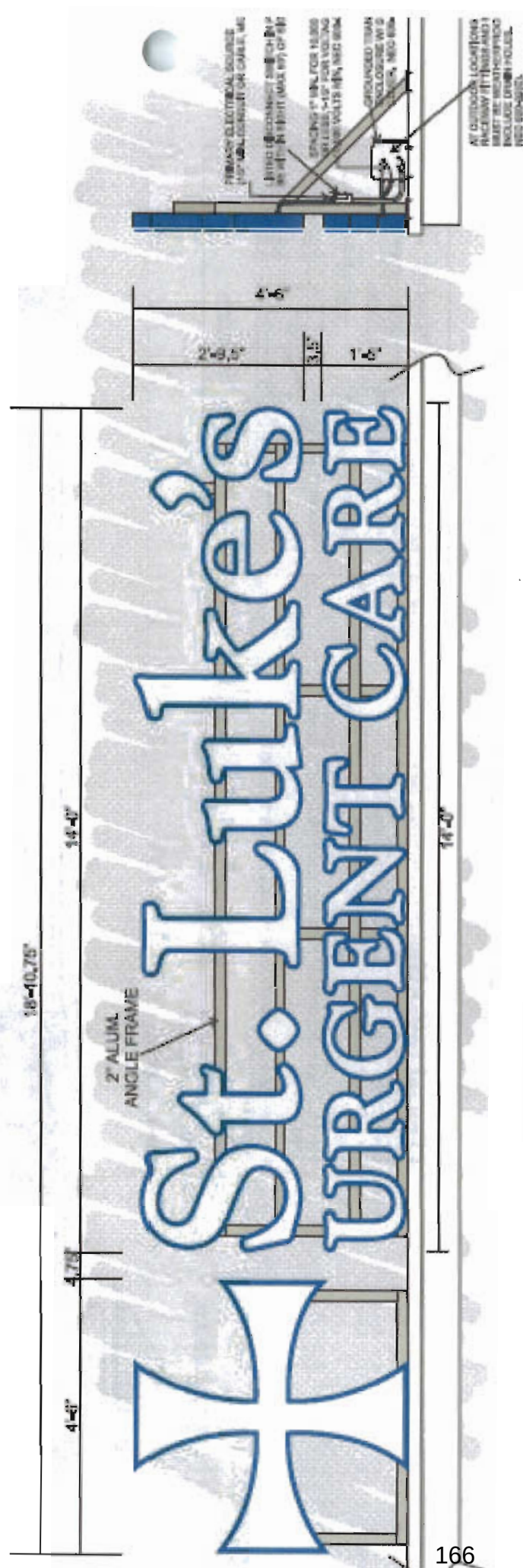
SIGN IS UL LISTED.



WEST ELEVATION



WORK ELEVATION



Channel Letter Sign

SCALE: 1/2"=1'

ONE SET STANDARD ALUMINUM CONSTRUCTION CHANNEL
LETTERS MOUNTED ON TO 2" ALUMINUM ANGLE FRAME.
FRAME PAINTED TO BLEND WITH BACKGROUND (COLOR TBD).

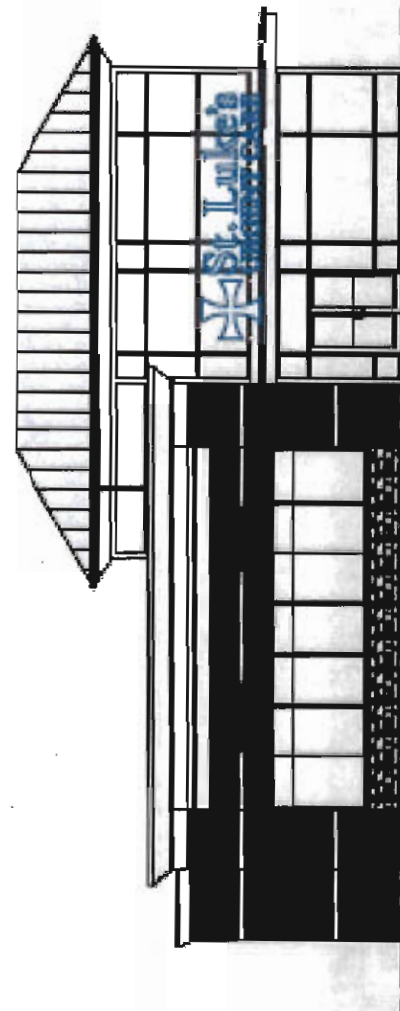
ALL FACES ARE .18" WHITE ACRYLIC W/ 288C BLUE TRANSLUCENT VINYL OVERLAY CREATING 1" OUTLINE. ALL FACES HAVE 1" BLUE TRIM CAP.

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

INSIDE OF LETTERS PAINTED WHITE.

ALL RETURNS OF LETTERS PAINTED TO MATCH PM5 288C.

SEW IS UL LISTED.









**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

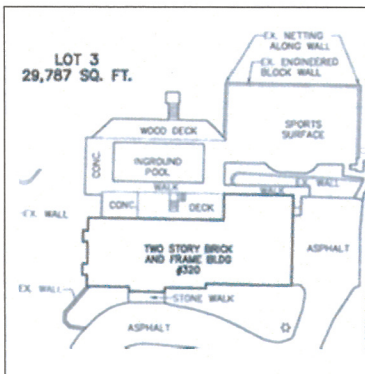
- Residential Neighborhoods
- Design Guidelines

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:

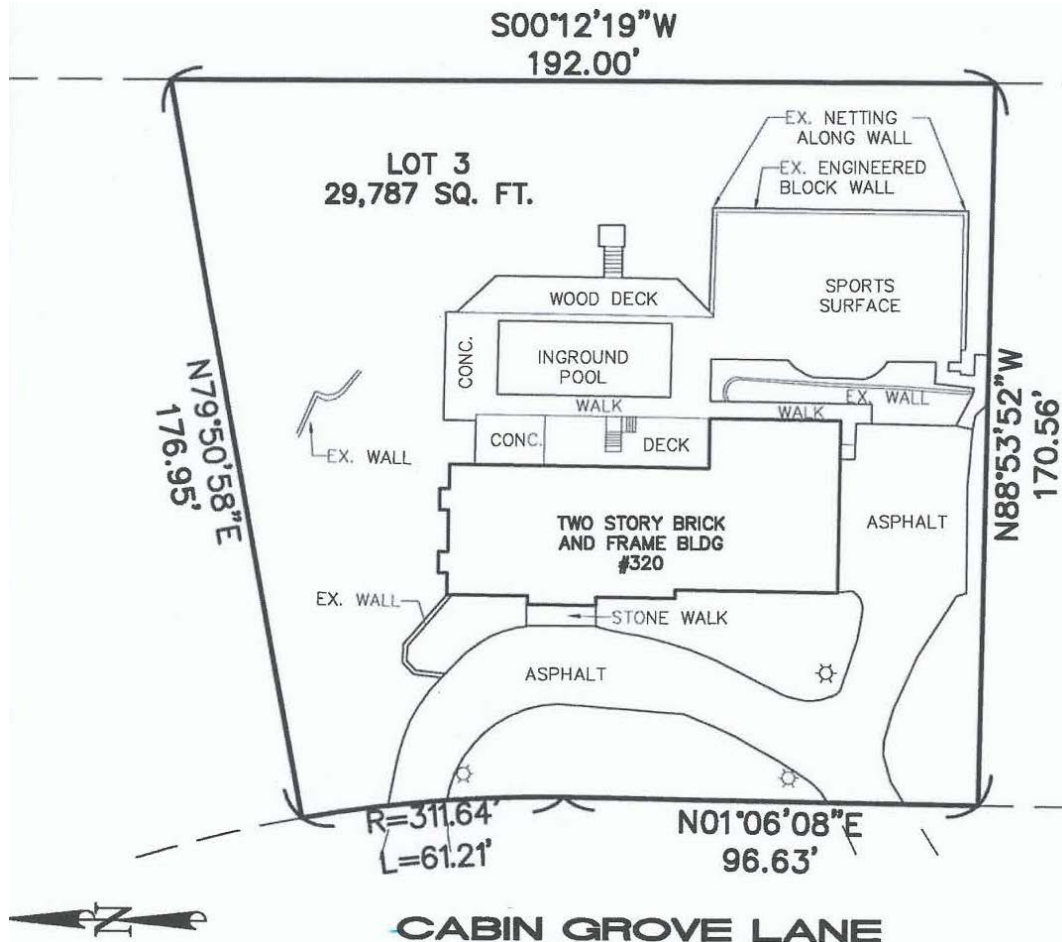


Figure 1: Detail of Site Plan submitted by Applicant

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.

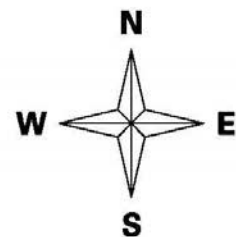
APPENDIX 3: AERIAL MAP



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"

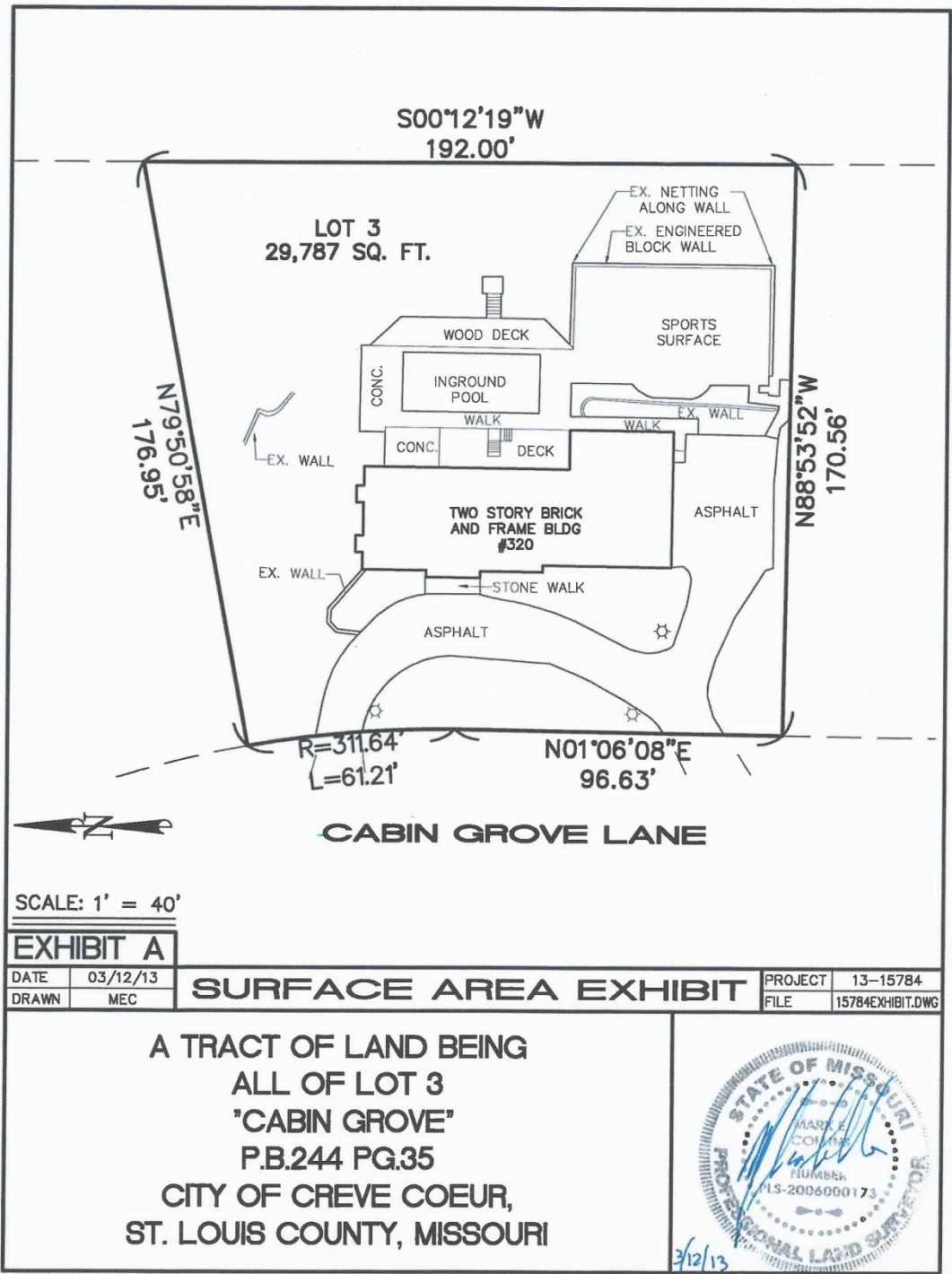


Exhibit “B”

Image of Retractable Netting

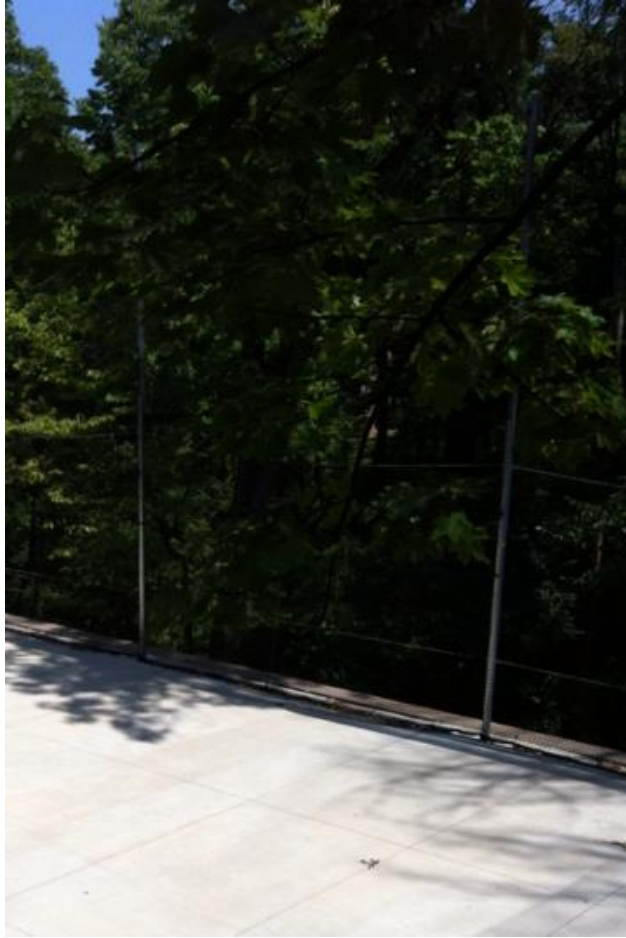


Image of Netting and Retaining Wall

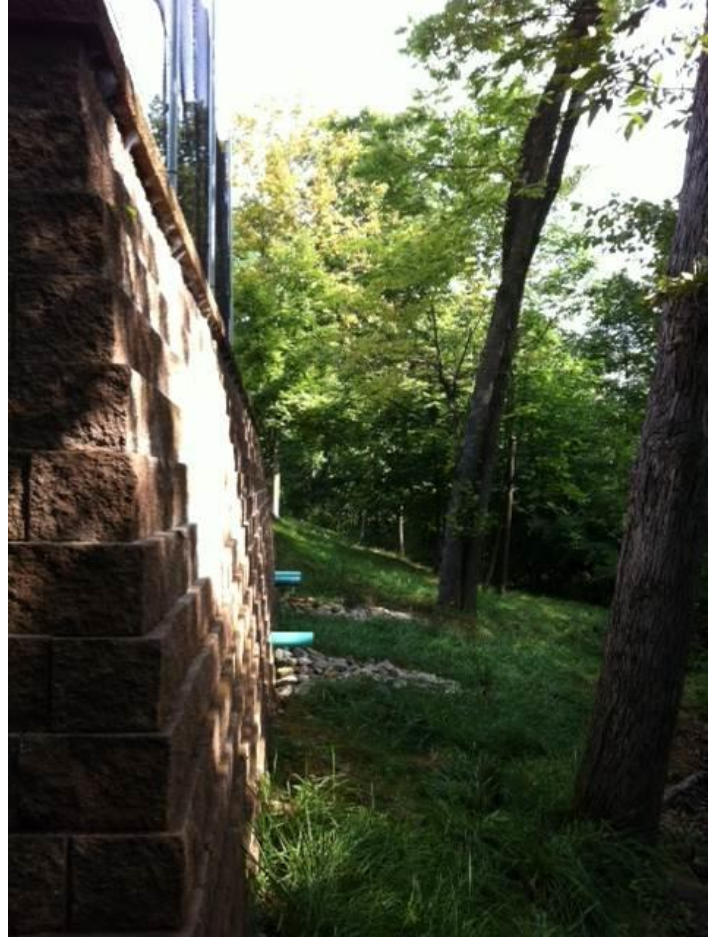


Image of Sports Court



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 PLANNING AND ZONING COMMISSION
#13-044 FOR APPROVAL OF A BOUNDARY ADJUSTMENT BETWEEN
910 & 912 WOODSHIRE LANE, AND 11130 OAK LAKE COURT**

FOR THE MEETING OF: November 4, 2013

LOCATION: 910 & 912 Woodshire Lane, Creve Coeur, and 11130 Oak Lake Court, unincorporated St. Louis County.

REQUEST: The property owner of 912 Woodshire Lane purchased the adjoining property to the east at 11130 Oak Lake Court in unincorporated St. Louis County. Along with the property owner of 910 Woodshire Lane, the Applicant is seeking a boundary adjustment to transfer land from 11130 Oak Lake Court, to both 910 & 912 Woodshire Lane. The new adjusted lot area will be 0.63 acres for 910 Woodshire Lane and 0.5 acres for 912 Woodshire Lane. The Woodshire Lane properties are zoned "A" Single Family Residential.

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

Key Issues:

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

Subdivision Code References

- Section 410.030(D)

Zoning Code References

- Section 405.250: "A" Single-Family Residential

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



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

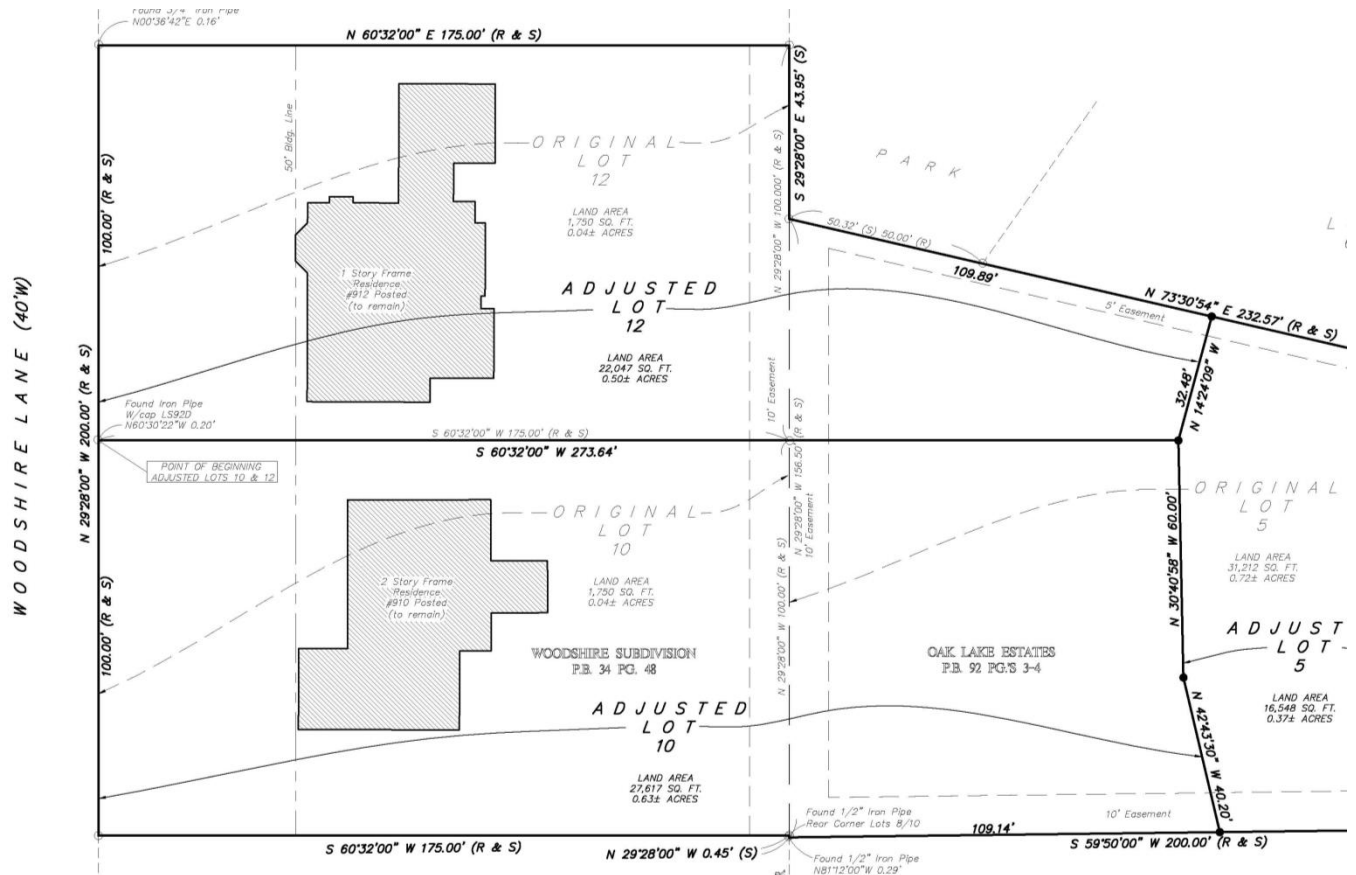
11/01/2013
Date

ATTACHMENTS: Boundary Adjustment Plat received October 22, 2013

BACKGROUND

The properties at 910 and 912 Woodshire Lane both have a site area of 0.4 acres (the original lot area indicated on the applicant materials for 910 and 912 Woodshire were misidentified as 1,750 sq. ft., instead of the 17,500 sq. ft. lot area). Both properties are zoned “A” Single Family Residential, and are non-conforming in lot area, where a minimum of one acre per lot is required. The property owners are seeking a boundary adjustment to transfer land from the property located at 11130 Oak Lake Court, in unincorporated St. Louis County, to increase the lot area of 910 Woodshire Lane to 0.63 acres and that of 912 Woodshire Lane to 0.50 acres, thereby decreasing the non-conforming lot area of both lots.

Below is a close up of the boundary adjustment plat.



The Applicant has obtained St. Louis County approval for the adjusted lot for 11130 Oak Lake Court. City approval is required prior to the County signature and recording of the boundary adjustment.

DISCUSSION

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

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be

required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create additional non-conformities, and will decrease the degree of the non-conformity of the lots zoned A Single Family Residential. As such, and given the staff conclusion that the drawings are technically accurate (except that the original lot areas will need to be corrected), the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared with the corrected original lot area, for signature and recording.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following are examples of a motion for this application:

“I move to approve the 910 and 912 Woodshire Lane, and 11130 Oak Lake Court boundary adjustments attached to the staff report on application #13-044 for the meeting of November 4, 2013, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

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

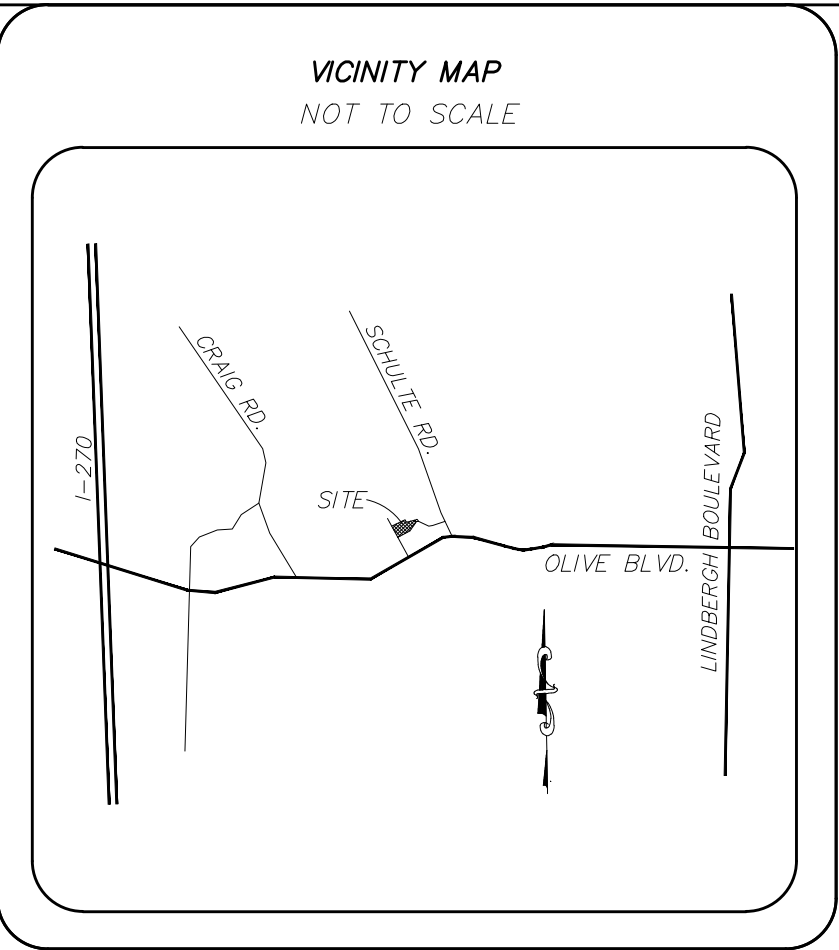
Included and attached by reference. See body of report for specific excerpts.

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

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

An aerial photograph of a residential neighborhood with property boundaries overlaid. A large area on the left is outlined in green, and a specific parcel in the center-right is outlined in red. The map is labeled with numerous lot numbers, including 918, 917, 916, 915, 914, 913, 912, 911, 910, 909, 908, 907, 906, 905, 904, 903, 902, 901, 11221, 11207, 11149, 11147, 11141, 11148, 11160, 11135, and 11132. A street labeled 'WOODSHIRE LN' runs diagonally through the center, and '10 OLIVE BLVD.' is visible at the bottom. The area is densely wooded with bare trees, and several houses are visible.

-



OWNER SCRIPT

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 2013.

MEL McCOLLUM JULIE McCOLLUM

ANDREW VOSS JACQUELINE VOSS

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

ON THIS ____ DAY OF _____, 2013____, BEFORE ME PERSONALLY APPEARED MEL McCOLLUM AND JULIE McCOLLUM, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

ON THIS ____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED ANDREW VOSS AND JACQUELINE VOSS TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE BOUNDARY ADJUSTMENT PLAT HAS BEEN REVIEWED UNDER SECTION 1005.360, BOUNDARY ADJUSTMENT EXCEPTIONS OF ST. LOUIS COUNTY SUBDIVISION ORDINANCE (CHAPTER 1005) AND APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING ON _____, 2013.

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

DIRECTOR OF ST. LOUIS COUNTY PLANNING

GLENN A. POWERS

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT IS IN COMPLIANCE WITH ORDINANCE NUMBER 5123 AND APPROVED ON THE 22ND DAY OF FEBRUARY, 2010, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR.

DEBORAH RYAN, CITY CLERK
CITY OF CREVE COEUR, MISSOURI

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED ON THE ____ DAY OF _____, 2013, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SECTION 410.030.17 OF ORDINANCE NO. 5123.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

TIMOTHY MADDEN, CHAIR
CITY OF CREVE COEUR, MISSOURI

BOUNDARY ADJUSTMENT PLAT OF
LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES

ST. LOUIS COUNTY, MISSOURI
ZONED "R-3" (ST. LOUIS COUNTY)
ZONED "A" SINGLE FAMILY RESIDENTIAL (CITY OF CREVE COEUR)

LIEN HOLDER "LOT 12"

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS BOUNDARY ADJUSTMENT PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS ____ DAY OF _____, 2013.

USAA FEDERAL SAVINGS BANK BANK

(PRINTED NAME) (SIGNATURE)

STATE OF MISSOURI)
ST. LOUIS COUNTY) SS.

ON THIS ____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF USAA FEDERAL SAVINGS BANK BANK A CORPORATION OF THE STATE OF TEXAS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER "LOT 10"

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS BOUNDARY ADJUSTMENT PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS ____ DAY OF _____, 2013.

J.P. MORGAN CHASE NATIONAL CORPORATE SERVICES, INC.

(PRINTED NAME) (SIGNATURE)

STATE OF MISSOURI)
ST. LOUIS COUNTY) SS.

ON THIS ____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF J.P. MORGAN CHASE NATIONAL CORPORATE SERVICES, INC., A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER "LOT 5"

THERE IS NO LIEN HOLDER OF RECORD

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF MELVIN W. McCOLLUM AND JULIE B. McCOLLUM, WE HAVE DURING THE MONTH OF OCTOBER 2013, PERFORMED A BOUNDARY RETRACEMENT SURVEY FOR LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AS RECORDED IN PLAT BOOK 34 PAGE 48 AND LOT 5 OAK LAKE ESTATES AS RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 ALL OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING AND HAVE SUBSEQUENTLY PREPARED THIS BOUNDARY ADJUSTMENT PLAT TO BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES"

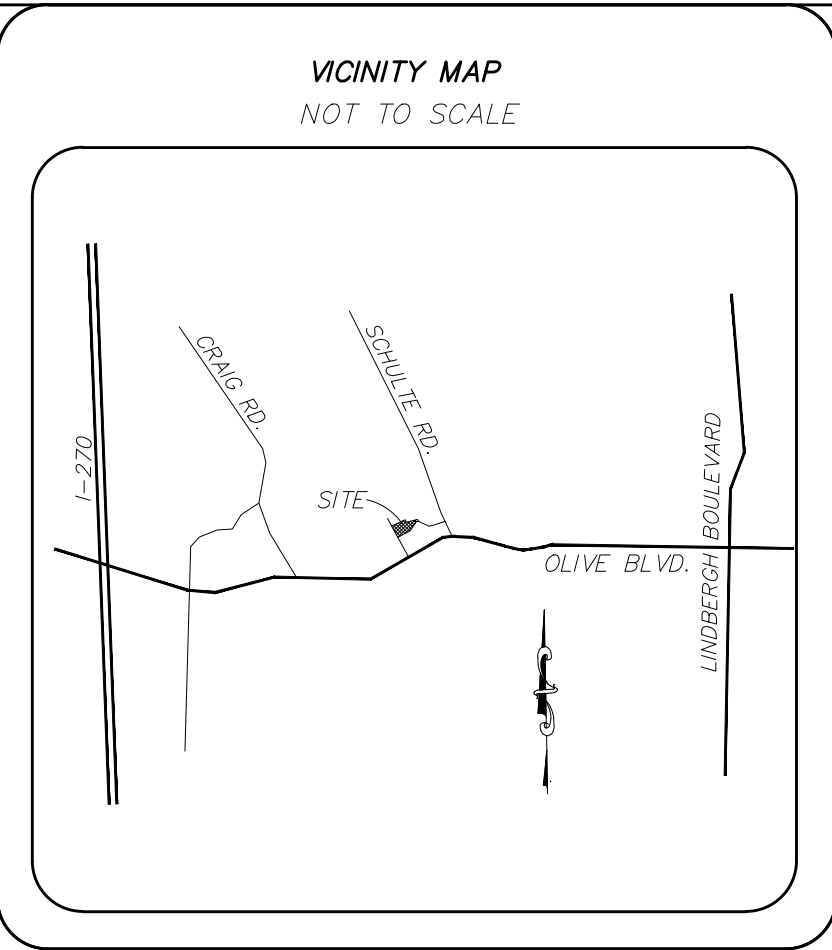
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED APRIL OF 2011. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS ____ DAY OF _____, 2013.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

By MICHAEL S. BLANSIT
MISSOURI P.L.S. 2364

JOB NO. 1305-154	MARLER SURVEYING COMPANY, INC.	DEPUTY S.R.F.
DRWN BY: M.P.B./M.S.B.	11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX (314) 488-4884 PH. (573) 860-8606 FAX email: marler@marlersurveying.net	CHK'D BY: M.S.B.
REV. :	SHEET : 1 OF 2	



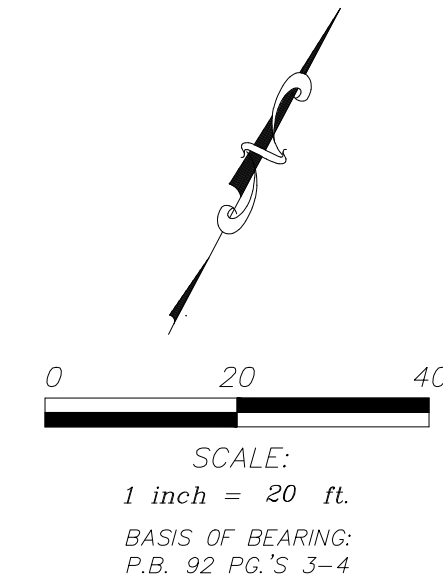
**BOUNDARY ADJUSTMENT PLAT OF
LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES**

ST. LOUIS COUNTY, MISSOURI
ZONED "R-3" (ST. LOUIS COUNTY)
ZONED "A" SINGLE FAMILY RESIDENTIAL (CITY OF CREVE COEUR)

LOT 5:
OWNER'S NAME: MCCOLLUM MEL & JULIE H/W
SUBDIVISION NAME & LOT NUMBER: OAK LAKE ESTATES LOT 5
DEED BOOK AND PAGE: BOOK 20492 PAGE 2889
TAXING ADDRESS: 11130 OAK LAKE CT. SAINT LOUIS, MO 63146
MAILING ADDRESS: 912 WOODSHIRE LN. SAINT LOUIS, MO 63141-7664
LOCATOR NO. 17N530399

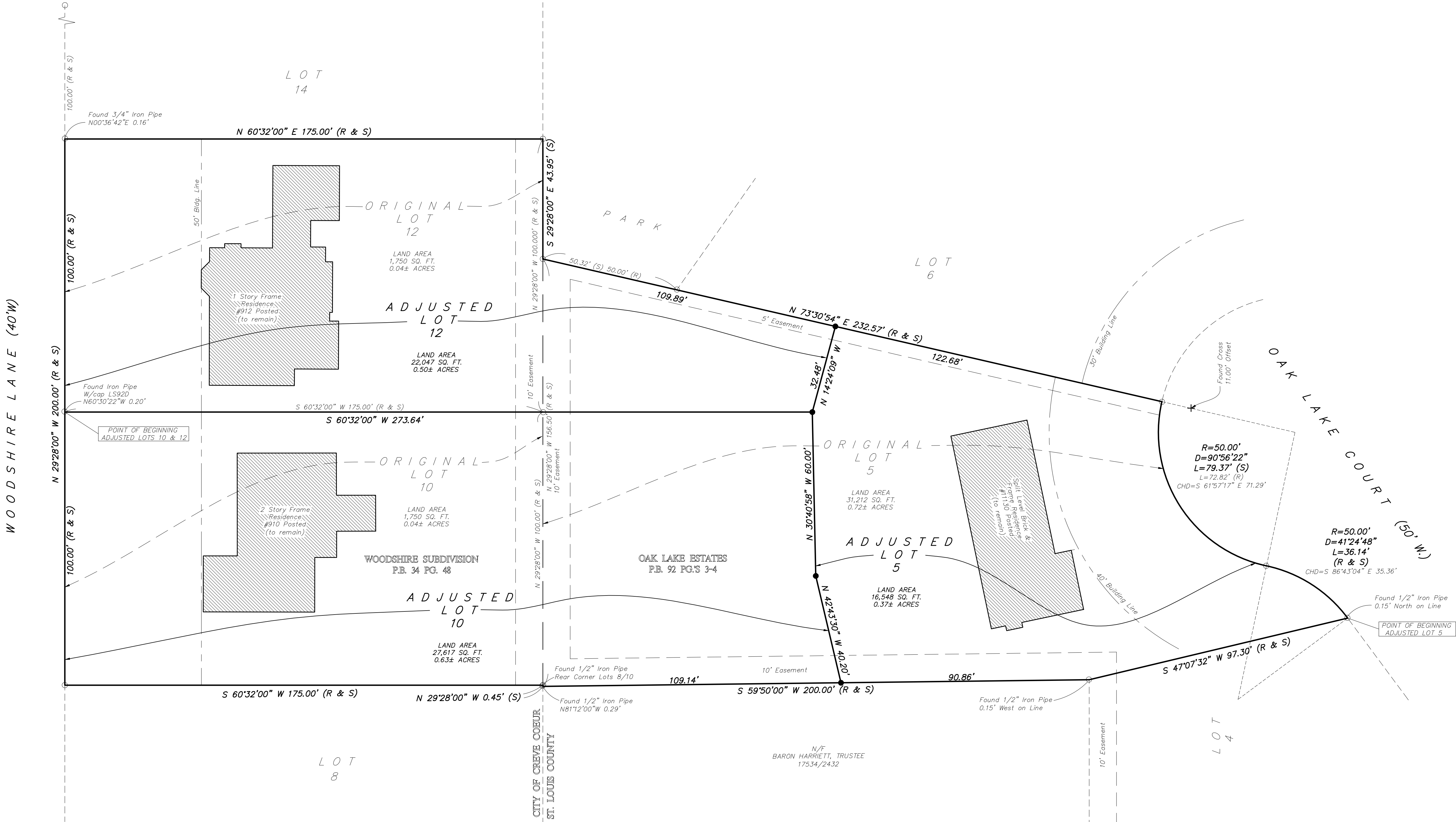
LOT 10:
OWNER'S NAME: VOSS ANDREW J & JACQUELINE K H/W
SUBDIVISION NAME & LOT NUMBER: WOODSHIRE LOT 10
DEED BOOK AND PAGE: BOOK 19340 PAGE 711
TAXING ADDRESS: 910 WOODSHIRE LN. SAINT LOUIS, MO 63141
MAILING ADDRESS: 910 WOODSHIRE LN. SAINT LOUIS, MO 63141
LOCATOR NO. 17N530300

LOT 12:
OWNER'S NAME: MCCOLLUM MELVIN W JULIE B H/W
SUBDIVISION NAME & LOT NUMBER: WOODSHIRE LOT 12
DEED BOOK AND PAGE: BOOK 12611 PAGE 1663
TAXING ADDRESS: 912 WOODSHIRE LN. SAINT LOUIS, MO 63141
MAILING ADDRESS: 912 WOODSHIRE LN. SAINT LOUIS, MO 63141
LOCATOR NO. 17N530366



● - DENOTES SET 1/2" x 18" REBAR
WITH CAP STAMPED "MARLER L.S.-347-D"
○ - DENOTES FOUND 1/2" IRON PIPE

R. = RECORD
S. = SURVEYED



TITLE COMMITMENTS:
LOT 5: FREEDOM TITLE, LLC FILE NO. 13FT02554
LOT 10: U.S. TITLE GUARANTY COMPANY FILE NO. 10-15318
LOT 12: INVESTORS' TITLE COMPANY COMMITMENT NO. 200564

JOB NO. 1305-154	MARLER SURVEYING COMPANY, INC.	DEPUTY S.R.F.
DRWN BY: M.P.B./M.S.B.	11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 488-4684 PH. (573) 860-8606 FAX email: marler@marlersurveying.net	CHK'D BY: M.S.B.
REV. :	SHEET : 2 OF 2	