

Table of Contents

Agenda	3
Draft minutes for the meeting of September 3, 2013.	
Draft minutes for the meeting of September 3, 2013.. . . .	6
Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard of at Creve Coeur" Multi-Family Residential Development.	
Staff Report Update.	13
Staff Report	20
Staff Report from April 1st Meeting	33
Draft Ordinance	48
Applicant's Cross Sections	52
Applicant's Materials dated July 11th	53
Traffic Engineers Report from March 18th	62
Public Hearing Transcript from April 1, 2013	78
Public Comment	116
Petition in Opposition, pt.1	130
Petition in Opposition, pt.2	131
Public Hearing. Application #13-030: Request for an amendment to the conditional use permit for Creve Coeur Racquet Club, located at 12691 Conway Road	
Staff Report	132
Applicant's Materials	140
Draft Ordinance	155
Ordinance #486 and #1593.	158
Public Comment	163
Application #13-032: Approval for the final plat and subdivision sign for the Villas on Mosley.	
Staff Report	164
Applicant's Materials	170
Draft Ordinance	172
Ordinance #5294	174
Application #13-035: Approval of a minor Side Development Plan for Willowbrook Shopping Center	
Staff Report	178
Applicant's Materials	188
Public Hearing. Application #13-037: Request for approval of a Master Sign Plan for Whitfield School, located at 175. S. Mason Road.	
Staff Report	205
Applicant's Materials	212
Draft Ordinance	234
Application #13-038: Request for the approval of the preliminary plat for the minor subdivision of 536 N. Mosley Road.	
Staff Report	236

Applicant's Materials	242
Tree Preservation Plan submitted Aug. 28	246



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 16, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
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 September 3, 2013.

4. PUBLIC COMMENT

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

5. UNFINISHED BUSINESS

A. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard of at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

B. APPLICATION WITHDRAWN

Application #13-014: Approval of a conditional use permit for Dynasty Day Care located at 9974 Old Olive Street Road has been withdrawn at the request of the applicant.

Applicant/Agent: Jonathan Parker
Dynasty Day Care
P.O. Box 1934
Maryland Heights, MO 63043

6. NEW BUSINESS

A. PUBLIC HEARING. Application #13-030: Request for an amendment to the conditional use permit for Creve Coeur Racquet Club, located at 12691 Conway Road

Applicant/Agent: Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141

Applicant's
Representative: Richard Randall
Pace Properties
200 N. Taylor
St. Louis, MO 63122

B. Application #13-032: Approval for the final plat and subdivision sign for the Villas on Mosley.

Applicant/Agent: Richard Norvell
Volz Inc.
10849 Indian Head Ind. Blvd
St. Louis, MO 63132

Property Owner: Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141

C. Application #13-035: Approval of a minor side development plan for Willowbrook Shopping Center.

Applicant/Agent: David Dial
David W. Dial Architects P.C.
14364 Manchester Road
Manchester, MO 63011

Property Owner: Geraldine Deutsch Trust
C/O Gregory L. Goltermann Trustee
10900 Manchester Road, Suite 100
St. Louis, MO 63122

D. PUBLIC HEARING. Application #13-037: Request for approval of a Master Sign Plan for Whitfield School, located at 175. S. Mason Road.

Applicant/Agent: Dave Lauer
Whitfield School
175 S. Mason Road
Creve Coeur, MO 63141

Applicant's
Representative: Andy Seabacher
M+H Architects, Inc.
2165 Schuetz Road
St. Louis, MO 63146

E. Application #13-038: Request for the approval of the preliminary plat for the minor subdivision of 536 N. Mosley Road.

Applicant/ William Levinson
Property Owner: Benton Homebuilders, Inc.
1000 Executive Parkway, Suite 106
Creve Coeur, MO 63141

7. WORK AGENDA

8. OTHER BUSINESS

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

9. ADJOURNMENT

Posted: _____
Paul Langdon
Community Development Director



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 3, 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 Tuesday, September 3, 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*
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

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

2. ANNOUNCEMENTS

A. The public hearing for Application #13-030, a request for approval of an amendment to the Creve Coeur Racquet Club conditional use permit to allow the installation of two platform tennis courts, will be held on Monday, September 16, 2013. An advertisement was placed in the St. Louis Countian newspaper stating that the hearing would be held on September 3, 2013.

3. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

Mr. Howard moved approval of the draft minutes, which carried unanimously.

4. APPROVAL OF MINUTES

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

5. PUBLIC COMMENT

None

6. UNFINISHED BUSINESS

A. CONTINUANCE REQUESTED

Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. Rovak motioned to continue Application #13-003 to September 16, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Faron – aye	Mr. Howard – aye	Mr. Pullium – aye
Mr. Rovak – aye	Chair - aye	

B. CONTINUANCE REQUESTED

Application #13-014: Approval of a conditional use permit for Dynasty Day Care located at 9974 Old Olive Street Road.

Applicant/Agent: Jonathan Parker
Dynasty Day Care
P.O. Box 1934
Maryland Heights, MO 63043

Property Owner: Gil Bashani
9974 Old Olive Street Road
Creve Coeur, MO 63141

Mr. Rovak motioned to continue Application #13-014 to September 16, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Faron – aye	Mr. Howard – aye	Mr. Pullium – aye
Mr. Rovak – aye	Chair - aye	

C. CONTINUANCE REQUESTED

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 CityPlace Drive
Creve Coeur, MO 63141

Mr. Rovak motioned to continue Application #13-018 to September 16, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Mr. Rovak – aye

Mr. Howard – aye
Chair - aye

Mr. Pullium – aye

D. CONTINUANCE REQUESTED

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

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

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

Mr. Rovak motioned to continue Application #13-019 to September 16, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Mr. Rovak – aye

Mr. Howard – aye
Chair - aye

Mr. Pullium – aye

7. NEW BUSINESS

A. Application #13-032: Approval of the preliminary plat for the minor subdivision of 815 N. Mason Road.

Applicant/Agent: Dale Bax
Bax Engineering Company
221 Point West Boulevard
St. Charles, MO 63301

Property Owner: William A. Aldrich Trust
815 North Mason Road
Creve Coeur, MO 63141

Mr. Dale Bax, 221 Point West Boulevard, representing the Difani's said they are looking for approval of a preliminary plat for a minor subdivision located along the west side of North Mason Road. Mr. Bax said the properties are surrounded by single family residential zoning. Mr. Bax explained the site is 4.86 acres and they will be splitting the site into two single-family lots, with Lot 1 being 2.344 acres and Lot 2 being 1.925, so they exceed the minimum one acre lot size requirement. Mr. Bax showed, on a drawing, the ½ acre area of common

ground that is where the street will be located. Mr. Bax stated the proposal includes a 22-foot wide private street, which will have curbs, sidewalks and street trees along Mason Road and the private road, which will be named “Irene Marie Way”. Mr. Bax explained they are following all city guidelines and MSD guidelines and regulations. Mr. Bax said they will be providing a bio-retention or water quality feature at the northwest corner of the site, which will pick up the storm water that is coming off the private road. Mr. Bax gave a little background on the property stating the Aldrich family has owned it since the 1950’s and the existing house that is on the property will be demolished.

Mr. Phil Difani, 10966 Pem Road, asked if the sidewalk requirement could be eliminated from the private road.

Ms. Whitney Kelly, City Planner, said the subdivision does meet all the minimum requirements for the zoning designation of “A” Single-Family Residential. Ms. Kelly explained that providing pedestrian access around new subdivisions and new streets is a requirement of the Zoning Code.

Mr. Pullium asked if the sidewalk was carried north along Mason Road if it connected into an existing sidewalk. Ms. Kelly replied, not at this time, but once the properties are developed it would be required at that time.

Mr. Richard Difani, 11310 Bridgeton Valley Court, said that the subdivision will remain two lots due to the third lot not being developable.

Mr. Bax said the sidewalk was stopped short due to grades along Mason Road. Mr. Bax explained that St. Louis County highway department requested a 15-foot road widening and they requested a sidewalk along North Mason Road. Mr. Bax stated there is a 36 inch tree just north of the property line that he felt needed to be saved, so he graded down from the property line to the sidewalk and it is approximately 23 feet from the property line to where the sidewalk would terminate today. Mr. Bax said he has had conversations with the property owner to the north and they do not want to grant Missouri American Water an easement for a water line, so he cannot foresee them granting them an easement for a sidewalk or the additional grading.

Mr. Faron asked if there was a possibility of requiring the sidewalk to be continued at a later date when the property to the north is developed. Mr. Paul Langdon, Director of Community Development, said it is possible to require future improvements for sidewalk, generally, though there should also be an escrow requirement.

Mr. Bax said there is a seven- or eight-foot hill when graded from the center line of Mason Road to build a sidewalk, because St. Louis County wants the elevation above the center line of the existing road. Mr. Bax said that is why the sidewalk stops short of the north property line. Mr. Bax stated they would be willing to escrow the 23 feet of sidewalk that they are not putting in today.

Mr. Bax added that the sidewalk is actually located in right-of-way of St. Louis County; it is not actually on the Difani property. Mr. Carl Lumley, City Attorney, said if it is St. Louis County right-of-way, it should be dealt with by St. Louis County.

Mr. Difani said he agreed with what staff has required.

Mr. Faron motioned to recommend approval for the preliminary plat with the conditions outlined in the staff report for the minor Subdivision of Difani Estates, at 815 N. Mason Road as shown in the Preliminary Plat, received August 15, 2013. Mr. Lumley, City Attorney, confirmed with Commissioner Faron the condition of taking the sidewalk to the north property line was removed, Commissioner Faron confirmed. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Mr. Rovak – aye

Mr. Faron – aye
Chair - aye

Mr. Howard – aye

B. Application #13-033: Approval of a minor Site Development plan for Community Center improvements at Covenant Theological Seminary.

Applicant/Agent: Wei-Min Hung
Trivers Associates
100 N. Broadway, Suite 1800
St. Louis, MO 63102

Property Owner: Covenant Theological Seminary
12330 Conway Road
Creve Coeur, MO 63141

Mr. Wei-Min Hung, 100 N. Broadway, explained that they were seeking to renovate the Community Center. Mr. Hung said the improvements included a new outdoor patio, landscaping, and outdoor lighting. Mr. Hung showed illustrations of the proposed improvements which also included a walking path made with pervious brick pavers. Mr. Hung said the renovation would not affect the neighbors because the building is in the middle of the campus.

Ms. Whitney Kelly, City Planner, stated staff has no issues with the application.

Mr. Pullium motioned to approve an amendment to the site development plan for the Covenant Theological Seminary that is in substantial conformance with site improvement plans attached to the Staff Report on Application #13-033 for the meeting of September 3, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Rovak – aye
Mr. Pullium – aye

Mr. Howard – aye
Chair - aye

Mr. Faron – aye

C. Application #13-034: Approval of a fence along the street right-of-way for the west side of the campus of Mercy Medical Center.

Applicant/Agent: Cody Bell
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

Chair Madden recused himself from this application, due to his wife working at Mercy Hospital. Commissioner Faron is acting Chair for this application.

Mr. Cody Bell, for Mercy Hospital at 615 S. New Ballas Road, said the proposed fence is on the west side of the campus and is a 6-foot tall, black wrought iron-style fence along the 270 boundary between Mercy and 270. The reason they wanted the fence is so that patients will not walk onto the highway as has happened in the recent past. Mr. Bell showed a picture of the existing fence and explained it would extend all the way to the David Pratt Cancer Center. Mr. Bell said the proposed fence matches the existing partial fence and will stay on their side not to interfere with MoDOT right-of-way.

Mr. Faron asked if the fence would be between the berm and the highway, and Mr. Bell said it was.

Ms. Whitney Kelly, City Planner, said the initial proposal looks like it would take out several trees. Ms. Kelly is asking the applicant to move the fence over as far west as possible without damaging any underground wires or having to take out the trees. Through a picture, Ms. Kelly showed where she thinks the fence could go. Ms. Kelly explained approval of this application would allow Mercy to carry the fence, if needed in the future, southward all along 270 to their Conway Road frontage.

Mr. Rovak asked if the applicant was in agreement with moving the fence over west to avoid removal of any trees. Mr. Bell said moving the fence over the berm is not a problem.

Mr. Rovak motioned to approve the site plan for the six-foot fence within the setback of Interstate 270 along the west property line for Mercy Medical Center Campus, subject to the conditions listed in the Staff Report for the meeting of September 3, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Rovak – aye
Chair - aye

Mr. Howard – aye

Mr. Pullium – aye

8. WORK AGENDA

None

9. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated the next meeting is another full agenda. In addition to the four items carried from tonight's agenda there will be:

- Willowbrook Shopping Center – site development plan
- Whitfield School – master sign plan
- Villas at Mosley – final plat
- Golf Course levy – CIP item

B. City Attorney Report

None

10. 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 7:54 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
#13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES
TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT
FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: September 16, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013. This report is an update to the report provided for the meeting of August 5, 2013 and should be read in concert with that report.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

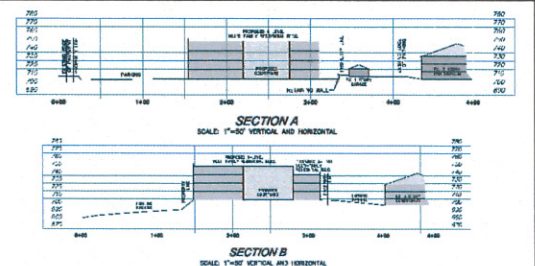
- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

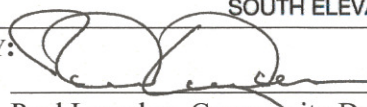
- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, Community Development Director

9/13/2013
Date

ATTACHMENTS: Applicant's cross-sections submitted September 4, 2013
Petition against project
Draft ordinance.

PROJECT UPDATE

On August 5, 2013, the Planning Commission further reviewed this application and received additional comments from the public. Most of the public comment concerned the appearance of the complex from the Carriage House condominiums. The applicant reviewed plans with the Commission, but there was concern among the members that they did not fully appreciate the character of the space that would be created between the three-story Carriage House and the three and four story Vanguard Apartments. As a result, the Commission voted to continue the discussion to September 3rd to allow the applicant time to prepare cross-section drawings that included both complexes. Those illustrations took longer to prepare than expected and so their presentation was further delayed until September 16th.

Parallel to this discussion, the applicant has been pursuing a text amendment to the Core Business (CB) district to allow residential projects to follow the standard CB setbacks and height limitations. That amendment was passed by the City Council at their meeting on August 26th. As a result, the applicant's plans will not have to change to provide larger setbacks and lower building heights unless specifically required to do so through approval conditions of the conditional use permit and site development plan.

CROSS SECTIONS REVIEW

The applicant's cross sections are attached to this report and reveal a couple of key considerations:

- The proposed building does rise higher than the Carriage House buildings, either because of grade separation or an additional floor. While the peak height of the condominium buildings is close to the parapet height of the apartment buildings, the top level of condominium windows are one level lower than the top level of apartment windows. While this is not unusual in an urban setting or among a collection of tall buildings, it does point out that the new building will completely enclose the views from the Carriage House. As has been pointed out, however, there was never any guarantee that the Carriage House views would be preserved for any length of time and a three story office building that is also allowed under the existing GC zoning would have the same effect. If the members of the Commission believe this to be a logical outcome of the zoning pattern and the Comprehensive Plan goals, then they should focus on details of materials and landscaping to ensure a high quality exterior appearance. If the Commission is not satisfied, they must encourage the applicant to pursue other modifications to the project.
- The additional setback width at the north end of the project has an appreciable effect on the perceived separation from the Carriage House buildings. Combined with more favorable grading (see below), the north end of the project appears to have a lesser impact on the adjacent property. It would be desirable to achieve the same thing on the south end of the project, but that will require significant changes in the site grading.
- Even though the building is set several feet down from the prevailing grade at the north end of the site, it rises approximately 10 feet above the adjacent grades at the south end. While it is an expensive option, the applicant could reduce the elevation of the south end of the building but cutting deeper into the existing hill. This would result in a split-level effect in the building (i.e. a partial lower-level in the south end) and it would likely require trucking a large amount of soil from the site, but it would effectively reduce the apparent height of part of the building relative to the Carriage House. It should be noted that this is not practical for the north half of the building since it would place the windows of the lower level to close to street level which makes those units very difficult to rent and thus unable to help cover the cost of the additional grading.

CONCLUSION AND SUGGESTED ACTION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is

clearly more “Core Business” in nature than “General Commercial.” The revised design appears to meet the design guidelines and the landscape regulations are met.

If, after viewing the requested cross-sections, the members of the Planning Commission believe that the project still is not appropriately sized or positioned, then the item should be tabled to allow the applicant to consider options, none of which will be easy to attain at this point since they involve reducing the building or costly site grading, or both. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to “CB” District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevelopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, along with the associated site development plan, are accommodated in one ordinance and can be disposed in one vote.

Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

“I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording..” (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

“I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 16, 2013.” (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until an undetermined future date, the following is an example motion for tabling the application:

“I move to table application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues identified by the Planning Commission in our deliberations on September 16, 2013.”

Note that the Commission may choose to continue the discussion to a specific meeting date as they deem necessary.

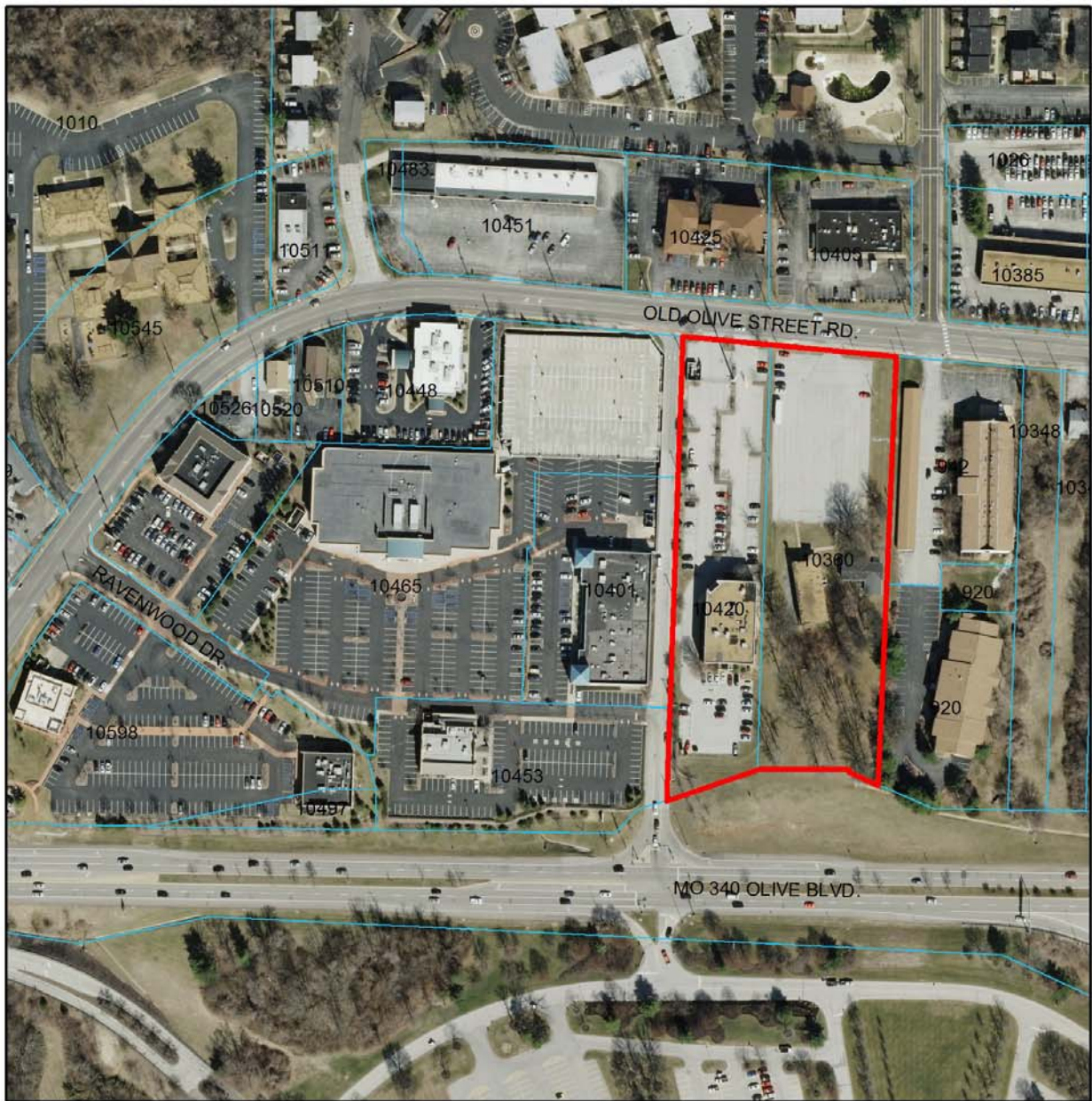
APPENDIX 1: COMPREHENSIVE PLAN

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

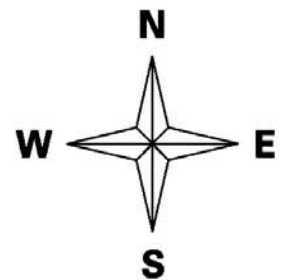
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



0 100 200 300 400 500
Feet



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.



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
#13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES
TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT
FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: August 5, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon, Community Development Director

8/2/2013
Date

ATTACHMENTS: Applicant's Materials submitted July 11, 2013
Public comment received

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and pastoral residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

REVISED PROJECT PROPOSAL

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

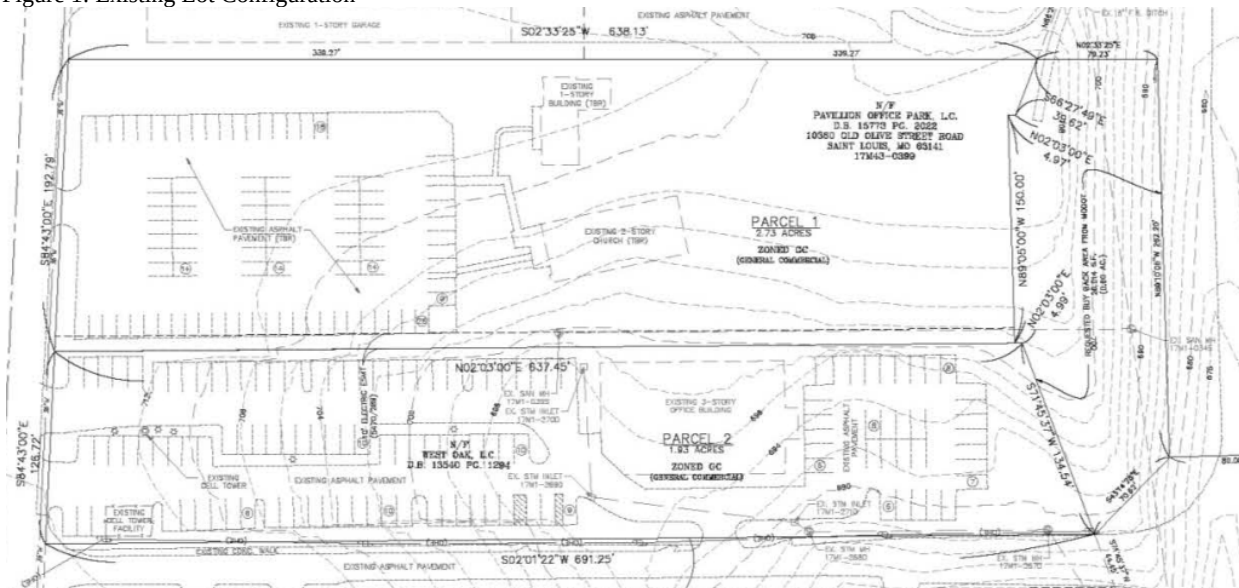
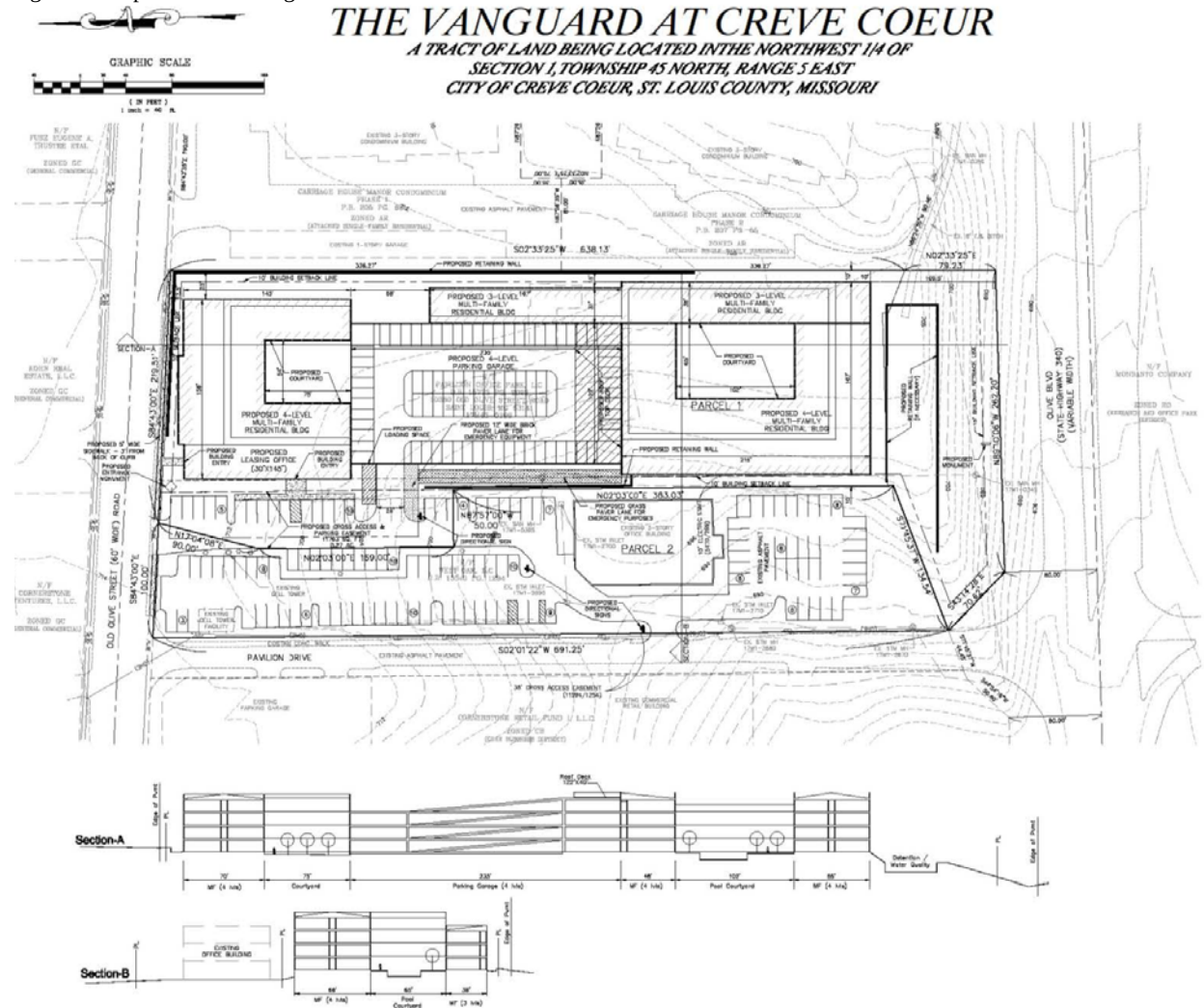


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal

The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require for a multi-family residential development (conditional use in the "CB" Core Business district) that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The City of Creve Coeur's Board of Adjustment granted a variance from this requirement, as well as the maximum 80-foot setback requirement along Olive Boulevard on May 16, 2013.

The Board of Adjustment did not approve, however, variances to allow the building within the required setback and sky exposure plane that result from the project being adjacent to the single family residential zoning district (Carriage House). The Board agreed that it seemed odd to apply these regulations to this situation when the Carriage House condominiums are not actually a single-family development, but they felt the problem should be corrected through a text amendment, rather than a site specific variance. As a result, the applicant has applied for the text amendments that will remove the special setback and buffer requirements when the abutting development is not actually single-family residences. This report is, obviously, based on an assumption that the text amendments will be approved since the project would not be moving forward if they are not approved.

The applicant also recognized that the Carriage House residents raised significant concerns with the presentation of the Vanguard east wall to their west sides. The Planning Commission also requested, at the meeting on March 18, that the applicant investigate ways to improve the east façade. In response to these concerns, the building forms have been modified so that a majority of the structure steps down to three stories along the east property line. The parking garage has also been moved westward so that very little of it is visible from the Carriage House property. Finally, most of the building has been shifted west in varying amounts so that the east side setback has changed from a constant 10 feet, to three portions with 10, 15 and 25-foot setbacks moving from south to north. The composition of materials and forms remains largely the same.

Below are the illustrations of the revised development on Parcel 1:

Figure 3: East Elevation



Figure 4: West Elevation

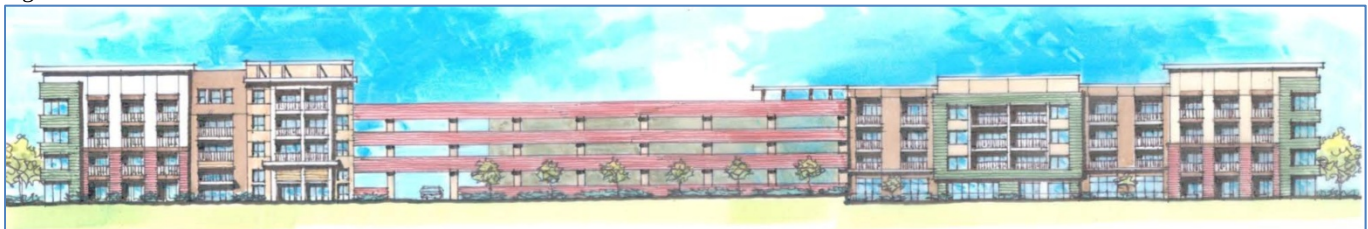


Figure 5: South & North Elevations

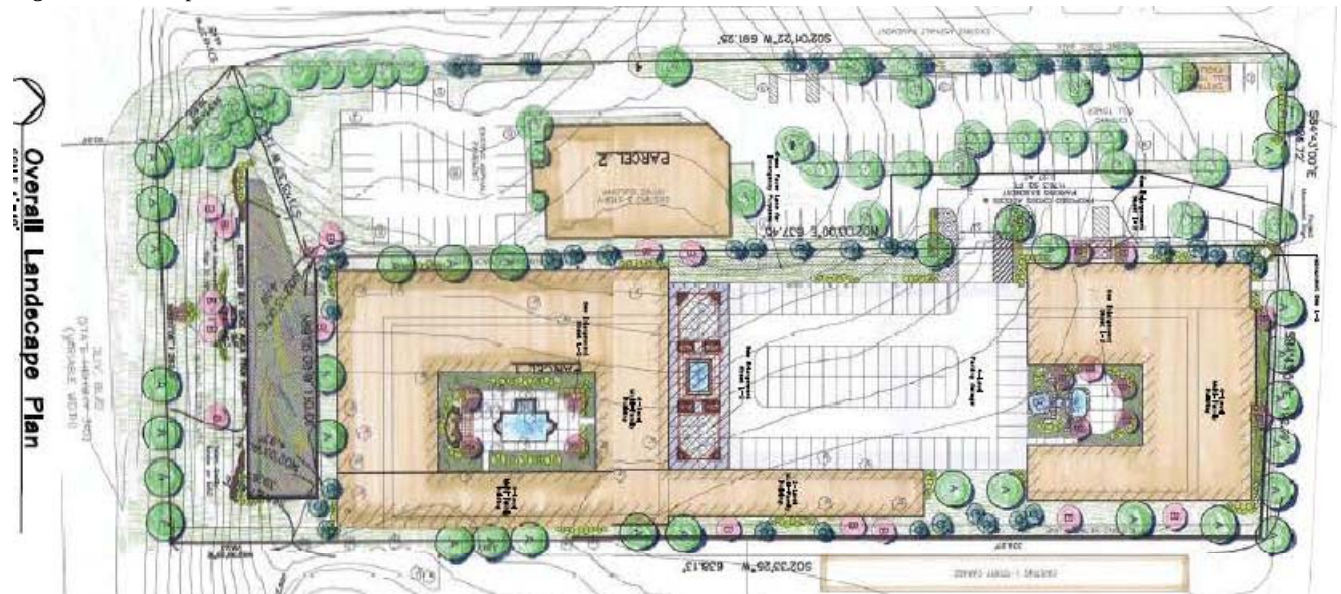


NORTH ELEVATION



SOUTH ELEVATION

Figure 6: Landscape Plan



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	“GC” Core Business District	Old Olive Street Road
South	Monsanto	“RO” Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	“AR” Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	“CB” Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW

As identified in the prior report, it is the Staff opinion that the proposal represents the kind of large-scale, coordinated development that will bring new investment and a new approach to this declining area that is in keeping with the Comprehensive Plan. To the extent that the new configuration also provide more separation and more tree planting along the east boundary to reduce the impact on the Carriage House condominiums, the project also improves on its compatibility with the adjacent residences; another key goal of the Comprehensive Plan.

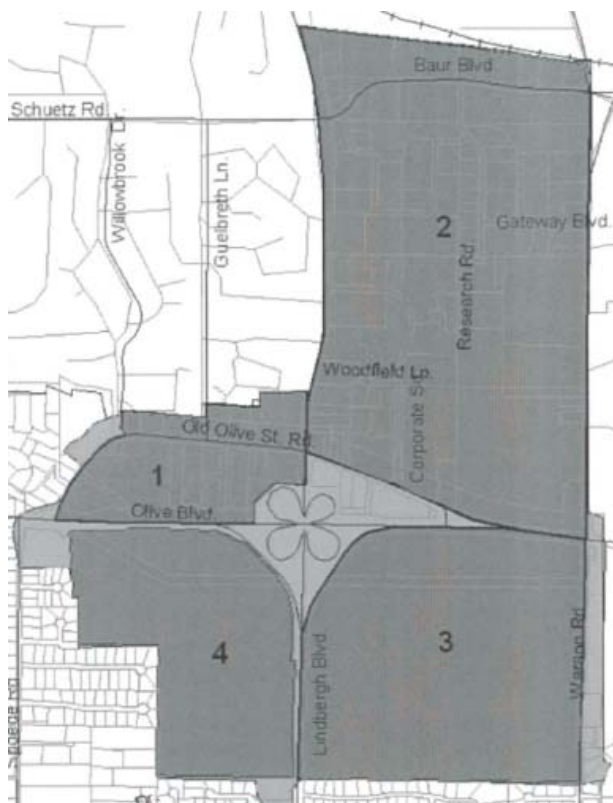


Figure 6: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section states:

3. Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement of the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.

4. Upgrade the architectural quality of the building stock as businesses expand or redevelop.

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: “Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future...” (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, where many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The revised structure has a greater articulation of elevations and variety in the roof-line that is recommended by the Design Guidelines. All sides of the building have equal merit, and the landscape along Olive Boulevard has been revised to include the required street trees and a mix of ornamental trees and shrubs on the hillside to more closely address the “green-line park” objective for Olive Boulevard. Currently, MoDOT does not recommend the installation of sidewalks along Olive Boulevard in this location since there are no pedestrian facilities on the Olive Boulevard bridge over Lindbergh Boulevard. It is their preference that all pedestrians move only to the west via Old Olive Street Road. Appropriately, the applicant is proposing street trees along Old Olive Street Road and a new, detached sidewalk is still included. Finally, the surface parking lot shared with the adjacent office building includes extensive interior landscaping and planted breaks in the rows of parking stalls.

ZONING REVIEW

Issues Update

The prior report discussed the merits of rezoning this property to CB, regardless of the particular project proposed. The staff continue to support this rezoning, especially if the Planning Commission and City Council choose to adopt the alternate text amendment allowing only residential development to utilize the typical CB bulk regulations but requiring non-residential development to continue observing the sky exposure plane and the extended buffers abutting the Carriage House condominiums.

As summarized above, the prior report also called out several departures from the current CB regulations, two of which were obviated by variances granted by the Board of Adjustment (the setback from Olive Boulevard and the above-ground parking garage). The other two (the maximum building height and the

setback from Carriage House) will be addressed if one of the two forms of amendment currently before the Planning Commission is approved (see Staff report on Application #13-023).

Conditional Use Permit

Because the project includes more than 20 dwelling units per acre, it does require issuance of a conditional use permit. Section 405.470, Conditional Uses, prescribes the following conditions for any approval:

31. *Multi-family dwellings (conditional use in the "CB" district).*
 - a. *Shall be located on sites of at least three (3) acres.*
 - b. *The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.*
 - c. *At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.*

The proposed site, with the approval of the requested boundary adjustment, will be over three acres. The buildings are based upon satisfaction of the minimum unit size requirements, and the variance granted on May 16th removes the underground parking garage requirement.

With these conditions addressed, staff draws the following conclusions with regard to the minimum standards for approval of a conditional use permit:

1. "Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs."
 - Although some issues, such as screening, are subject to the discretion of the Planning Commission and City Council, staff believe all applicable standards have been reasonably met, save for any specific modifications that might be requested by the Commission or Council.
2. "Will contribute to and promote the community welfare and convenience at the specific location."
 - If it is generally agreed that the demand for premium rental housing is increasing in the community with the growth of the high-tech and plant sciences sectors, then the provision of more choices for such housing does promote community welfare and convenience. To the extent that this level of investment in this neighborhood might help improve the overall economic conditions in the area, the project has additional benefits to the community welfare.
3. "Will not cause substantial injury to the value of neighboring property."
 - Determination of value is very difficult when the proposal is for a type of development that is entirely new to an area. Such is the case with this proposal. Nonetheless, the "Commerce Center" area is one that is intended to be dynamic and dominated by commercial development. Carriage House owners are concerned that this project will harm their property values, but if the property were developed as a three-story commercial building the way the current zoning allows by right, staff argue that their values will be harmed even more. Further, the proposed project is built to a higher architectural standard than the condominiums and, compared to vacant property or low-rise commercial, it seems reasonably debatable that the proposal might be the best alternative for the values of this site and those around it.
4. "Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from."

- As discussed above, the proposal does appear to meet the provisions of the Comprehensive Plan and the Zoning Code regulations.
5. “Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.”
 - The project will be subject to all standards of the Metropolitan St. Louis Sewer District (MSD) and the City’s Land Disturbance Code and there is nothing inherent in the design that appears to pose a concern with erosion control or stormwater detention.
 6. “Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.”
 - The project, in and of itself, will not impose a burden on the surrounding users or community facilities, and the submitted traffic study concludes that the increase in neighborhood traffic will not reduce conditions to an unacceptable level. City Staff, including Police Traffic Safety officers, are concerned that excessive use of the Pavilion driveway abutting the west property line will create delays at the south end of that driveway. Given that residential populations do not typically show the kind of traffic surges that commercial properties do, and given that there are more efficient routes that are readily ascertainable (using Old Olive to Olive or Lindbergh), it is likely that the long-term traffic impact on the driveway will be acceptable. However, there will probably be a “learning period” where new residents explore the different routes and periods of delay and congestion are possible.

To the extent that the project will create more traffic on Old Olive Street Road, it will also increase the difficulty of making left turns or exiting the other properties. However, there is a continuous center left-turn lane on the street today to help with those turns and the current volumes on Old Olive Street Road are far below the design capacity of the street. MoDOT staff reviewed the site plan and did not identify any issues as they pertain to their rights-of-way. Nonetheless, if the members of the Planning Commission believe that this issue needs to be more fully examined, they should continue the discussion to a subsequent meeting to allow the City’s traffic consultant and MoDOT staff to further evaluate the project and the applicant’s traffic study.

BOUNDARY ADJUSTMENT

The proposal does include a boundary adjustment between the two lots although it is not shown on its own drawing. The effect of the adjustment is to increase the area of the apartments’ lot to at least three acres, while maintaining frontage on Old Olive Street Road for the office building. In the end, the sharing of access and parking across the property lines effectively obscures the distinctions between the properties, and the boundary adjustment should be viewed as a single project. It is typical in commercial developments, where there is a substantial sharing of facilities, for the property lines to largely follow economic priorities rather than a simple, conventional lotting pattern. The site development drawing appears to meet the technical requirements for a boundary adjustment so the adjustment can be approved subject to the condition that a final boundary adjustment plat be prepared for signature prior to recording.

CONCLUSION AND SUGGESTED ACTION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more “Core Business” in nature than “General Commercial.” The revised design appears to meet the design guidelines and the landscape regulations are met. However, there might still be concerns with

the traffic management and the entire project remains contingent upon the passage of the text amendment in Application #13-023.

If the members of the Planning Commission believe that either of these issues warrant further consideration, then the item should be continued to a subsequent meeting. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to "CB" District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevelopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, along with the associated site development plan, are accommodated in one ordinance and can be disposed in one vote.

Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

"I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording.." (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

"I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff report on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 5, 2013." (Conditions may be added, eliminated, or modified by preceding motion).

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

"I move to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project, to September 3, 2013, to allow for further examination of the issues identified by the Planning Commission in our deliberations on August 5, 2013."

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

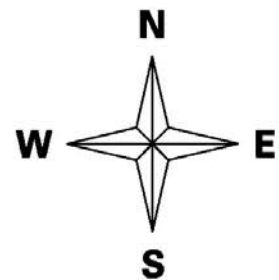
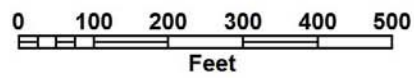
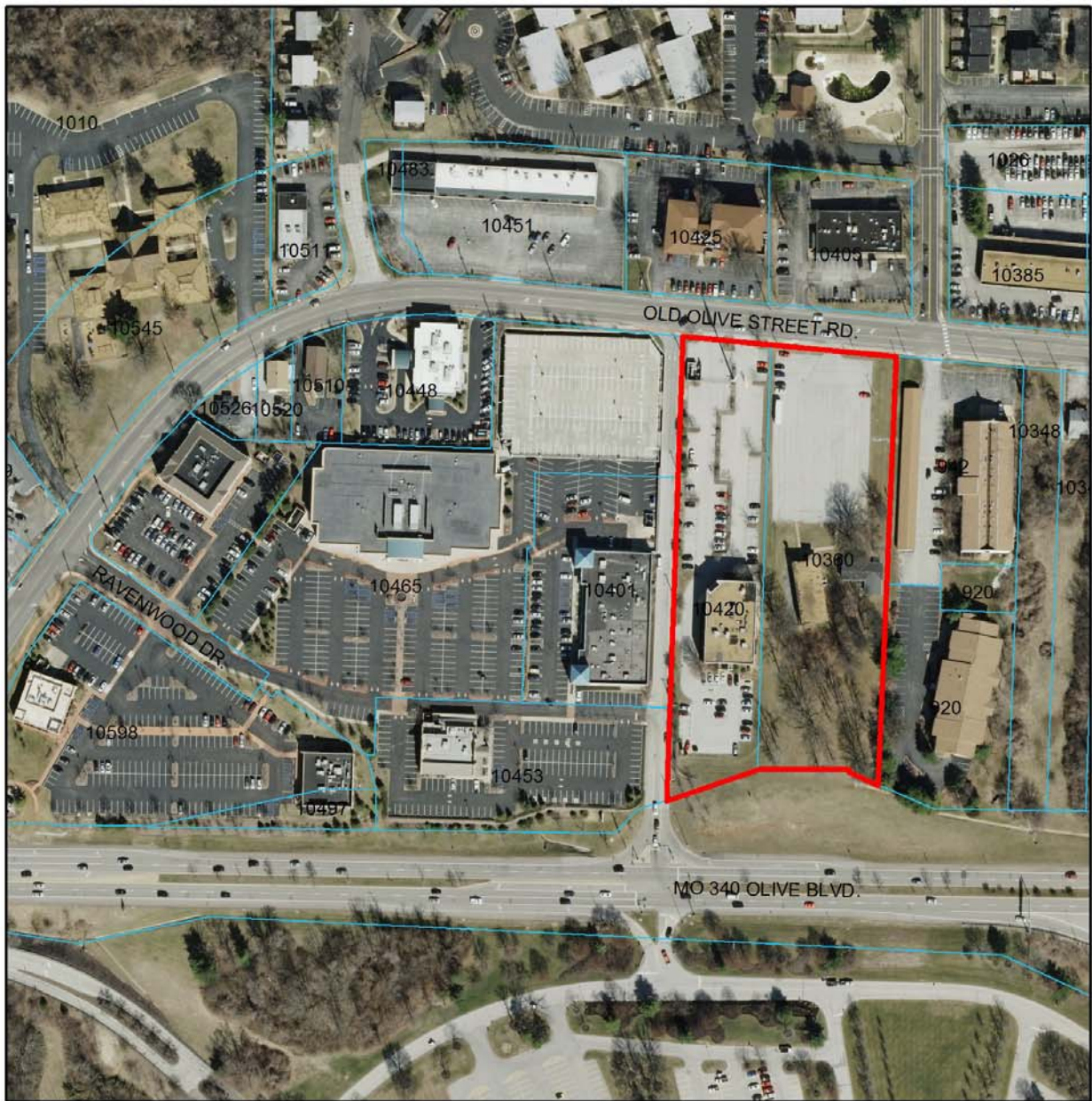
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.



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
#13-003 REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS
DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF
AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: March 18, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the rezoning of 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. The designation of this property as single family residential prompts the need for several variances from the Board of Adjustment, scheduled to hear the request on April 18, 2013.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY: *Whitney Kelly*
Whitney Kelly, AICP, City Planner

3/15/2013
Date

ATTACHMENTS: Applicant's Materials submitted March 8, 2013

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

PROPOSED PROJECT

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

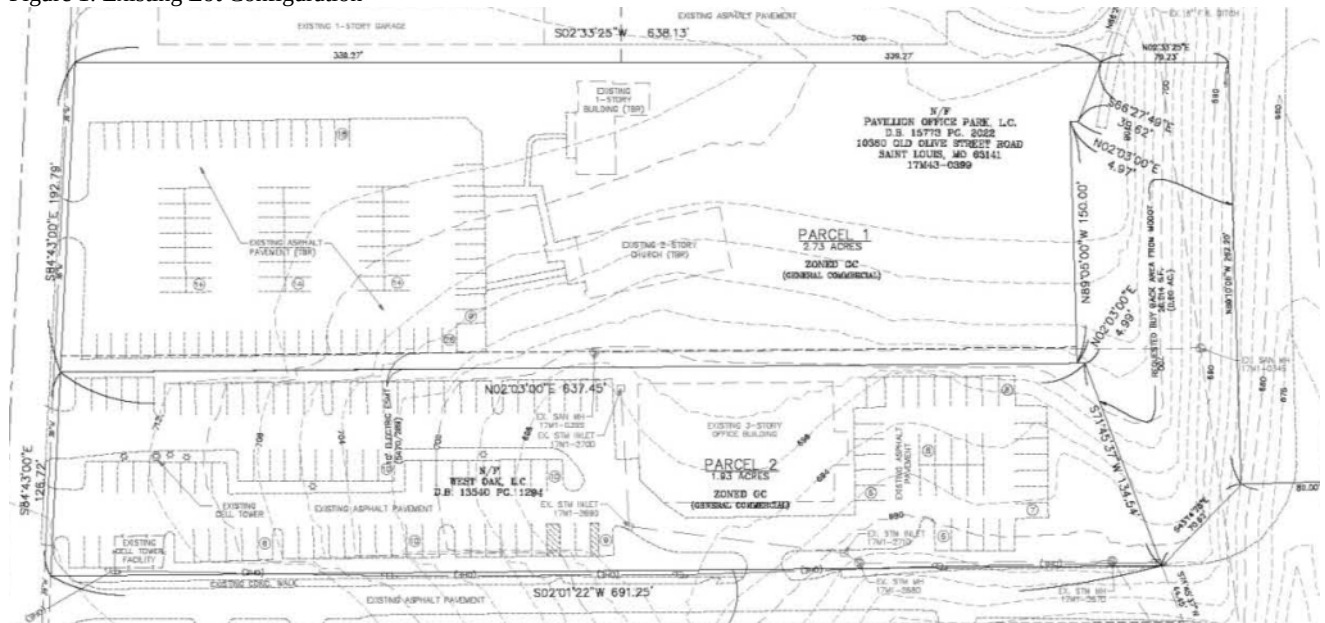
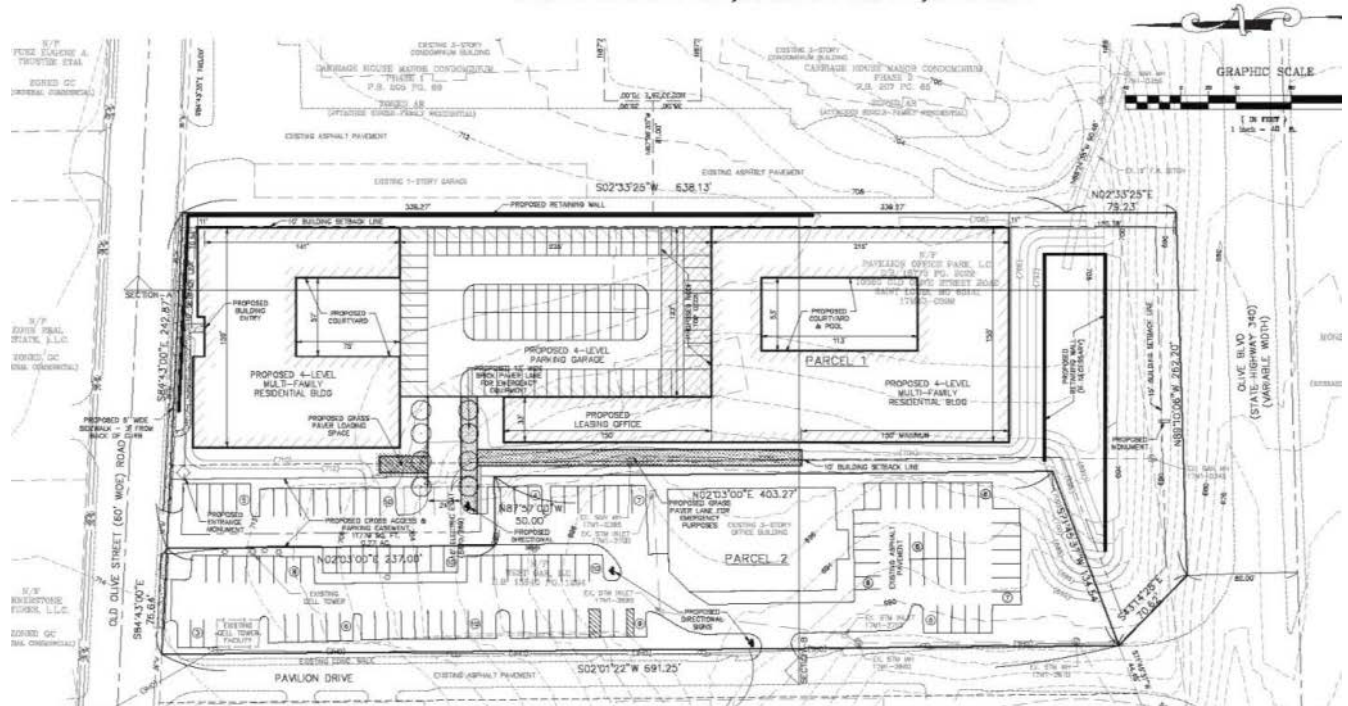


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal

The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require, for a multi-family residential development (conditional use in the "CB" Core Business district), that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The applicant currently has an application before the City of Creve Coeur's Board of Adjustment for a variance from this requirement, as well as setback requirements along Olive Boulevard, and the buffer yard requirement from the "AR" District. See discussion below for further information.

Below are the proposed elevations for the development on Parcel 1:



Figure 3: West Elevation

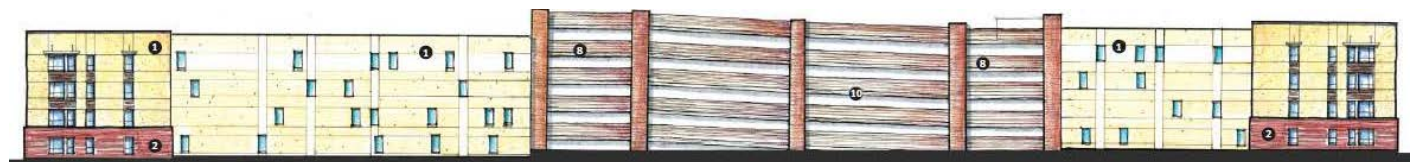


Figure 4: East Elevation



Figure 5: South & North Elevations



Figure 6: Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	“GC” Core Business District	Old Olive Street Road
South	Monsanto	“RO” Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	“AR” Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	“CB” Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section state:

3. *Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement of the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.*
4. *Upgrade the architectural quality of the building stock as businesses expand or redevelop.*

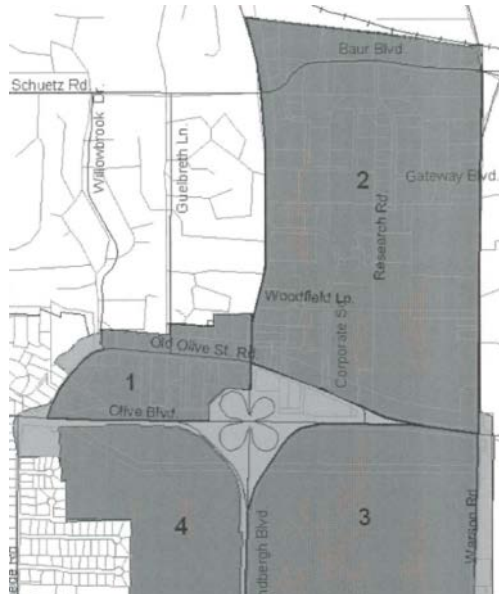


Figure 7: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: "Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future..." (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and

the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, where many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Further the Design Guidelines provide specific recommendations for Multi-Family/Attached Residential Developments that encourage developments to respect the scale and character of any residential neighborhood. And building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements, with individual dwelling units architecturally expressed. The project includes a new separated sidewalk with a three foot landscaped

buffer, as recommended by in the Pedestrian Plan to create a more pedestrian friendly atmosphere. Overall, the project meets with all of the Design Guidelines recommendations. However, Staff recommends that specific discussion on issues such as the equal treatment of all façades and fulfillment of the “green line park” along Olive Boulevard should be postponed until the Commission has addressed larger issues related to the appropriateness of the development for this site and the expansion of the “CB” District (see below). Also, the viability of the entire project is dependent upon the decisions of the Board of Adjustment in April (see below).

ZONING REVIEW

Appropriate Expansion of the “CB” District

The “CB” district is the only viable option for these two properties because residential uses are not permitted in the existing “GC” district, offices are not allowed in the “AR” Attached Single-family Residential district, and the “CB” district is the only zoning district that would allow, through the conditional use permit process, for the proposed density of 48.33 units per acre, on a site of 3.6 acres.

As with any rezoning, it is important to remember that, should the project never get built, the rezoning will remain and the Commission should be satisfied that all of the uses in the proposed district (“CB” District in this case) are a better option for the subject property. For guidance on this broad question of whether or not any rezoning should be considered, Section 405.1060.E provides the following:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

As indicated above, the area along Old Olive Street Road, west of Lindbergh Boulevard, has been languishing with older commercial developments and very little sustained investment in the existing development or redevelopment. What little has occurred, has been in the form of a few office buildings and a new car showroom (Lou Fusz Subaru), all of which are as easily accomplished under the “CB” district as the “GC” district. In other words, the “GC” district zoning has not served any unique development interest. Further, the small scale development that is the primary focus of the “GC” district has not performed well in this area; it has not had any special benefit to property values and it will never see the volume of traffic that supports the retail development on Olive Boulevard. The area, especially the south side of Old Olive Street Road, is largely removed from residential areas to the north, and if it were to become the “Commerce Center” as it is referred to in the Comprehensive Plan, it will not have detrimental effects on other properties in the area any differently than the other, highly successful, Core Business districts in the City.

Assuming the Planning Commission believes there may be sufficient public or private interests that could be served by the proposed rezoning and the associated project, and regardless of the applicant’s pragmatic interest in the “CB” district, the Commission must also believe that the proposal furthers the purpose of the district. The stated purpose of the “CB” District is:

SECTION 405.370: “CB” CORE BUSINESS DISTRICT

- A. *Purpose And Intent. The “CB” Core Business District is intended by site concept and site development plan approval (see Section 405.1080) to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services. Specifically, the district is intended to:*

1. *Relate the development of retail, office and multi-family residential uses servicing both a City-wide and subregional service area to an adopted development plan for the major business areas including land use, phasing and public improvement elements.*

Although the project has only a minor benefit to public improvements (the reduction in the excess right-of-way on Olive Boulevard), it does expand the multi-family residential presence in an area that wants for more customers and new development. Thus the proposed redevelopment of the site would appear to meet with the overall purpose of the district for the area.

Dimensional Issues

The project area is adjacent to the Pavilion Shopping Center which is zoned "CB" Core Business, so there is no minimum district size issues and both parcels meet the minimum lot area requirement. There are, however, conflicts with a number of other dimensional regulations, as outlined below:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*
 2. *Lot size requirements.*
 - b. *Minimum lot width. One hundred (100) feet.*

As indicated above, the applicant is proposing a boundary adjustment between the two properties, reducing the minimum lot width of Parcel 2 from 126.72 to 76.64 feet. Prior to any boundary adjustment this would need to be revised to meet with the above district requirement. However, since this would not impact the overall development, Staff does see this as a critical issue. Any condition of approval will require this change.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*
 3. *Building bulk regulations.*
 - a. *Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height. Developments on lots of three (3) or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height receive a conditional use permit in accordance with Section 405.1070. In addition, properties adjacent to any single-family residential zoning district shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located forty-five (45) feet above grade and one hundred (100) feet from the property line on the non-residential site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane.*

The applicant has provided the graphic below to demonstrate the conflict between the requirements of the sky exposure plane and the proposed building:

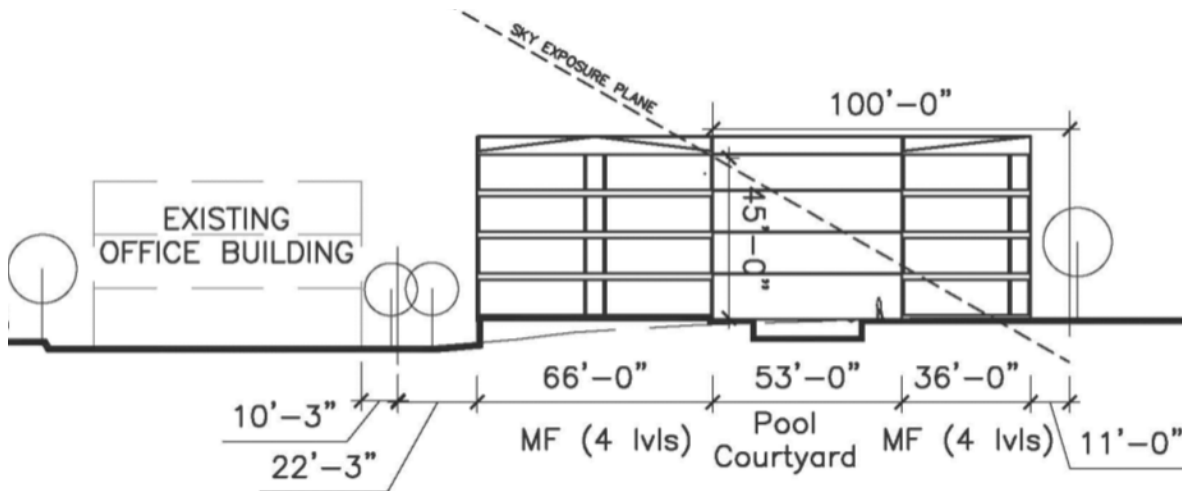


Figure 8: Sky Exposure Plane

The portions of the building above the dashed line labeled “Sky Exposure Plane” are not permissible under this regulation. A variance will be required to build in that area.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

E. *Dimensional Regulations.* The following area and yard regulations apply in the "CB" Core Business District.

4. *Yard and setback requirements.*

- a. (2) Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

The applicant is negotiating the purchase of a 120-foot wide strip of additional green space along Olive Boulevard from MoDOT in order to increase the greenspace on the site and provide an area for stormwater detention. However, a condition of the sale of the property is that no structure, nor access, will be allowed within the purchase area. Therefore, the proposed building cannot be located within 80 feet from the reconfigured Olive Boulevard right-of-way, thus raising another question before the Board of Adjustment.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

E. *Dimensional Regulations.* The following area and yard regulations apply in the "CB" Core Business District.

4. *Yard and setback requirements.*

- d. Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from

these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The proposed side setback is 11 feet, where the typical minimum allowed is 10 feet, but the preceding calls for a 200-foot buffer yard because the building is over three stories and adjacent to an “AR” Attached Single Family Residential District. Even if the building were three stories, it would still not meet the 50-foot buffer yard requirement. It is interesting to note that the requirements for the sky exposure plane and buffer yard would be inconsistent with the recommendations of the Comprehensive Plan and Design Guidelines to avoid spatial gaps and interruptions along the “streetscape”. These are also issues to be before the Board of Adjustment.

Conditional Use Permit

The prerequisites for the conditional use process, as applied to this use, are as follows:

SECTION 405.470: CONDITIONAL USES

34. *Multi-family dwellings (conditional use in the "CB" district).*
- a. *Shall be located on sites of at least three (3) acres.*
 - b. *The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.*
 - c. *At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.*

The applicant is proposing to structure the parking above ground between the residential buildings, thus providing an effective screening of the structure along Old Olive Street Road and Olive Boulevard, in keeping with the intent of the Design Guidelines and the above requirements, which is to limit the appearance of such structure. However, the Board of Adjustment will need to grant a variance to allow all of the parking to be above ground. The applicant has indicated that decreasing the height of the development to three floors is cost prohibitive due to the requirement of a structured garage. Further, undergrounding 50% of the parking effectively prohibits any residential development. The developers of the Kings Landing project received a variance based on this same reasoning.

Assistance to the Board of Adjustment

As indicated above, the applicant is pursuing several variances with the Board of Adjustment. In deliberating on the merits of the variances, the Board must contemplate the following findings:

SECTION 405.1110: VARIANCES AND APPEALS

- D. *Criteria For Variances, Generally. The Board of Adjustment shall not grant a variance as authorized herein unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support all of the following conclusions:*
1. *The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;*
 2. *The variance requested is because of a unique hardship not created by the applicant or owner of the property;*
 3. *The granting of the variance shall not adversely affect adjacent property owners or residents;*
 4. *The strict application of the provisions of this Chapter from which a variance is requested will cause severe practical difficulty or extreme hardship for the property owner represented in the application;*
 5. *The variance desired will not adversely affect the public health, safety, order, convenience or general welfare of the community; and*

6. *Granting the variance desired will not violate the general spirit and intent of this Chapter.*

While there is no suggestion here that the Planning Commission should attempt to dictate findings to the Board of Adjustment, it will be difficult for the Board to assess adverse impacts upon the public health, safety, order, convenience or general welfare of the community and determine what the general spirit and intent of the Zoning Ordinance is given the above discussion that raises questions regarding the best way for this property to fulfill the goals of the Comprehensive Plan and fulfill the purposes of the “CB” zoning district. Indeed, absent a need for a variance, it is typically the Planning and Zoning Commission’s purview to determine the appropriateness of the project with the Comprehensive Plan and with Zoning District regulations, as well as the compatibility with the surrounding area. On the other hand, when so many variances are needed, one must question if this project is simply not right for this location.

It is the hope of the staff that by agreeing or disagreeing with the analysis in this report, the Planning and Zoning Commission will generate comments that might assist the Board of Adjustment in its review.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more “Core Business” in nature than “General Commercial.” For the most part, the design considerations regarding the architecture and landscaping are met. However, a full review has not been completed at this time due to the significant issues pending before the Board of Adjustment. As suggested above, staff is seeking direction from the Commission to assist the Board in its review. Specific questions are:

- Does the project meet with the intent of the Comprehensive Plan, or does the lack of direction within the Plan raise too many questions to reach a justifiable conclusion?
- Did the City’s prior action of rezoning the adjacent property to “AR” Attached Single Family Residential create burdens on the adjoining properties that conflict with the Comprehensive Plan?
- Would the proposed residential development offer an acceptable density for the area, or does the Commission wish to see a lower level of development with a maximum of three floors, more in keeping with the existing “GC” District regulations? Does this include residential or only commercial development?

SUGGESTED ACTION

After receiving all testimony and discussing matters at hand, staff request that the Planning and Zoning Commission provide specific direction on the proposal. If the Commission Members find that the proposal is not in keeping with the Comprehensive Plan and are not comfortable with the proposed density that the “CB” District would allow, then they should vote to make a recommendation at the meeting.

If the Commission Members find that the project meets with the intent of the Comprehensive Plan and that the rezoning of the properties to “CB” District provides for the opportunity for further redevelopment, then Staff requests that the Commission vote to continue the matter to a subsequent date following the decision of the Board of Adjustment, in order to incorporate the Board’s decision and prepare the appropriate draft ordinances. The Board of Adjustment is scheduled to review the variance requests at its meeting on Thursday, April 18th. The next Planning and Zoning Commission meeting following will be May 6th.

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

“I move to continue application #13-003, the rezoning of 10360-10420 Old Olive Street Road to “CB” Core Business District and the Conditional Use Permit for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard Creve Coeur project, to May 6, 2013, to allow for Staff to prepare the draft ordinances.”

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

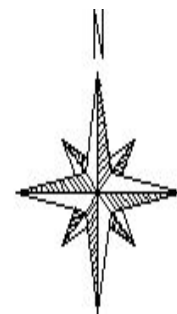
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

This aerial map shows a residential and commercial area in St. Louis. The map is oriented with North at the top. Key streets include Fawcett Dr, Willowdale Dr, Old Olive Street Rd, Olive Blvd, Lindbergh Blvd, and Private Rd. A red shaded area highlights a specific property on Olive Blvd, bounded by Willowdale Dr to the north and Old Olive Street Rd to the south. The map also shows various lot numbers, including 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669,



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CREVE COEUR TO REZONE LAND FROM GC (GENERAL COMMERCIAL)
DISTRICT TO CB (CORE BUSINESS) AND APPROVING A CONDITIONAL
USE PERMIT FOR A MULTI-FAMILY DEVELOPMENT EXCEEDING 20
DWELLING UNITS PER ACRE ON THE PROPERTY ADDRESSED AS 10360
AND 10420 OLD OLIVE STREET ROAD.**

WHEREAS, an application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the The Vanguard at Creve Coeur; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 1st, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

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

WHEREAS, the City of Creve Coeur Board of Adjustment granted variances on May 16, 2013 allowing all of the parking above ground and the setback from Olive Boulevard to exceed 80 feet; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the rezoning and conditional use permit, subject to conditions, at its meeting on September 16, 2013; and

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

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.

BILL NO. _____

ORDINANCE NO. _____

3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 10360 and 10420 Old Olive Street Road from GC (General Commercial) CB (Core Business) zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

Parcel 1

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD; THENCE DEPARTING THE SOUTH LINE OF OLD OLIVE STREET ROAD, WITH THE WEST LINE OF SAID PHASE 1 OF CARRIAGE HOUSE MANOR AND ITS DIRECT PROLONGATION, SOUTH 02°33'25" WEST 717.36 FEET TO A POINT; THENCE NORTH 89°10'06" WEST 262.20 FEET TO A POINT; THENCE NORTH 43°14'28" WEST 70.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WEST OAK, LLC RECORDED IN DEED BOOK 13540 PAGE 1294 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF WEST OAK, LLC TRACT, NORTH 71°45'37" EAST 134.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID WEST OAK, LLC TRACT, NORTH 02°03'00" EAST 383.03 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, NORTH 87°57'00" WEST 50.00 FEET TO A POINT; THENCE NORTH 02°03'00" EAST 169.00 FEET TO A POINT; THENCE NORTH 17°04'08" EAST 90.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF OLD OLIVE ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 219.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.60 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Parcel 2

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD;

BILL NO. _____

ORDINANCE NO. _____

THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 84°43'00" WEST 219.51 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING SOUTH LINE OF OLD OLIVE STREET ROAD, SOUTH 17°04'08" WEST 90.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 169.00 FEET TO A POINT; THENCE SOUTH 87°57'00" EAST 50.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 383.03 FEET TO A POINT; THENCE SOUTH 71°45'37" WEST 134.54 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF PAVILION NO. 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID LOT 3 AND ITS DIRECT PROLONGATION, NORTH 02°01'22" EAST 691.25 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID OLD OLIVE STREET ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Section 2: A Conditional Use Permit is authorized to be issued for the property described in Section 1 hereof and pursuant to Section 4 hereof for the construction and operation of a multi-family residential complex with a gross density of 48.33 units per acre and no more than 174 individual apartments.

Section 3: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request and conditional use permit are subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Concept Plan/Site Improvements," dated January 18, 2013 and last revised on July 10, 2013, and the "Concept Landscape Plan" dated July 5, 2013 as bound together and submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations, courtyard landscapes, roof top deck and the club house entrance shall be in substantial conformance with the elevation drawings titled "The Vanguard at Creve Coeur," received July 11, 2013, and Courtyard Landscape Plans/Signage," dated July 5, 2013, as bound together and submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
3. Any trash enclosures located outside of the principle buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
4. The existing buildings at 10360 Old Olive Street Road shall be demolished within one year of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

BILL NO. _____

ORDINANCE NO. _____

7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. The applicant shall provide written proof of ownership of any former Olive Boulevard right-of-way acquired from the Missouri Department of Transportation (MoDOT) prior to issuance of any building permits for the project approved herein.
9. The applicant shall provide written acceptance by MoDOT of the proposed Old Olive Street Road access and any modifications to the roadway prior to the issuance of any building permits for the project approved herein.
10. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

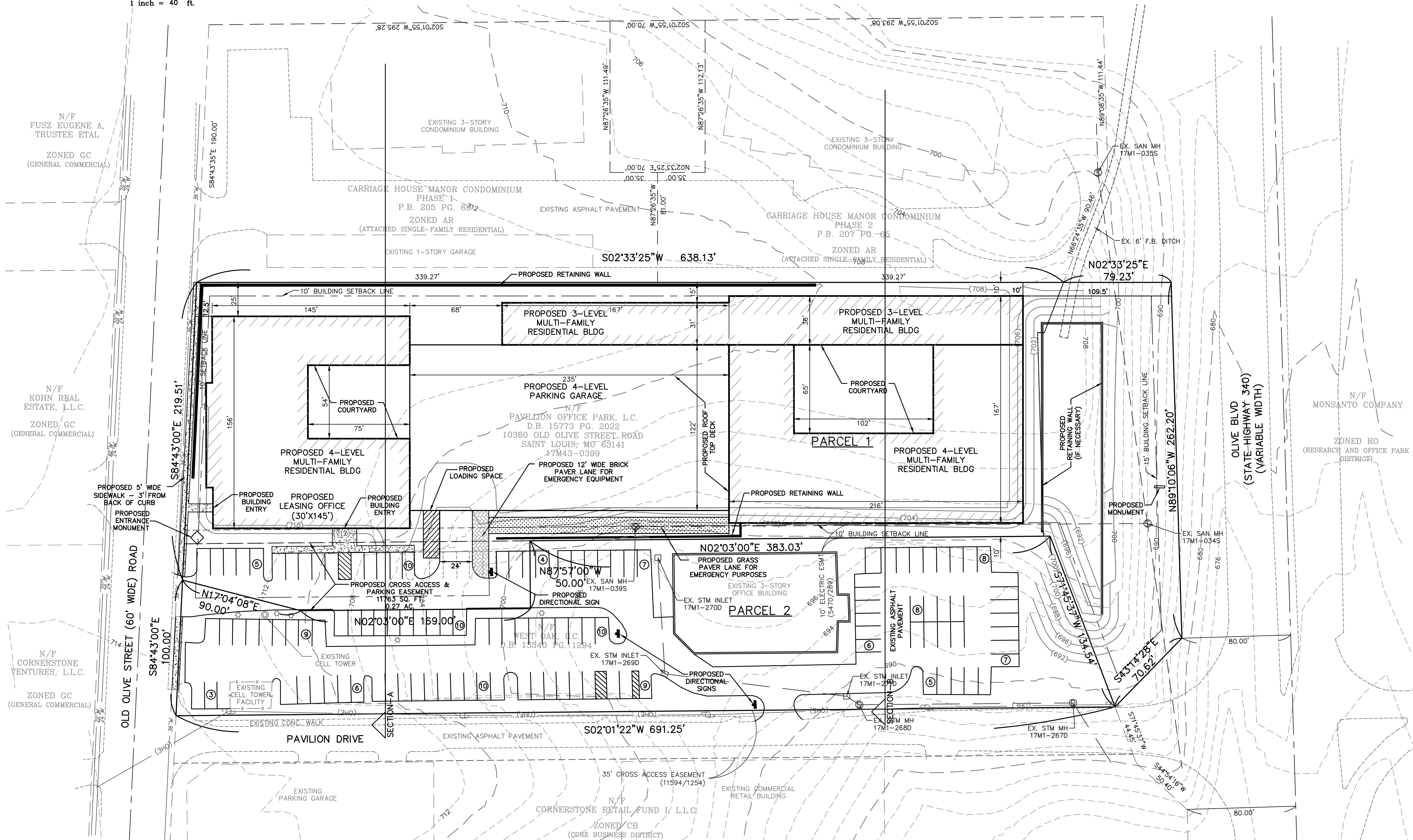
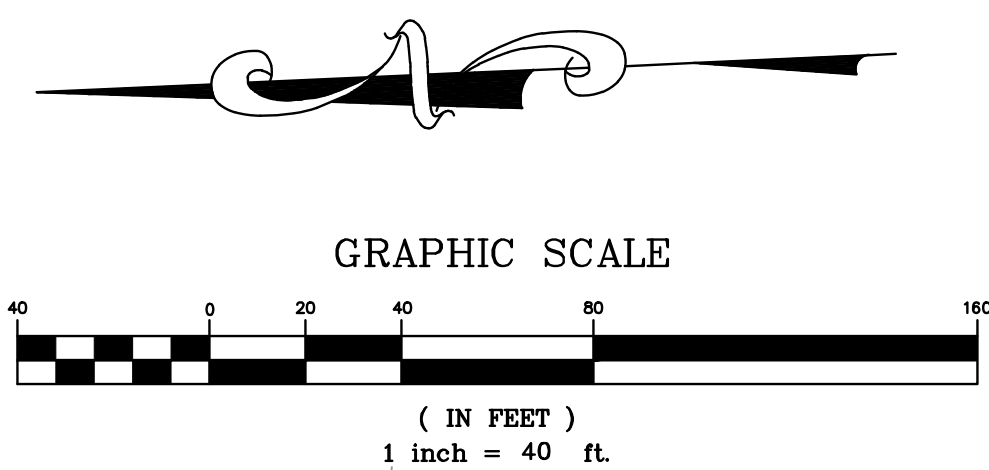
BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
MSD SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LADUE SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
AMEREN UE
LACLEDE GAS COMPANY
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
- GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
- THIS PLAT IS NOT FOR RECORD.
- NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
- NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

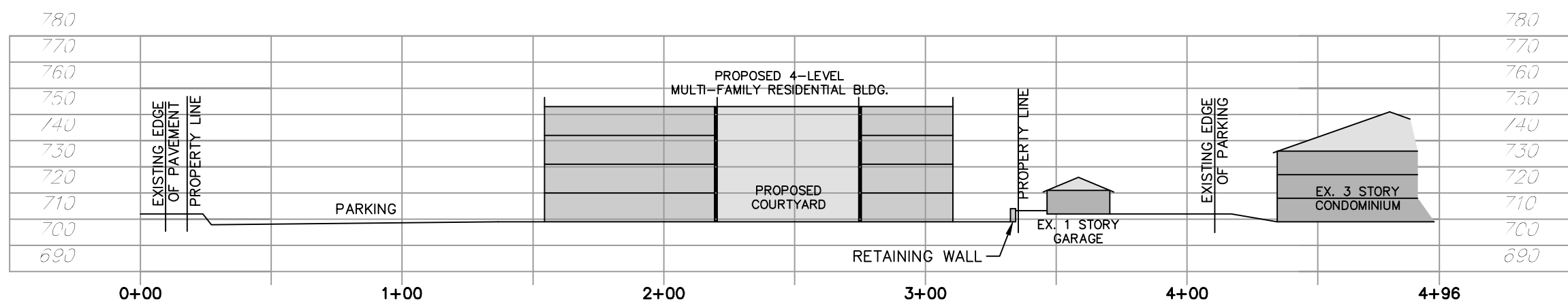
The Professional Engineer's seal and signature affixed to this sheet are valid only for the material and terms shown on this sheet. All drawings, instructions or other documents not exhibiting the seal and signature shall not be considered accurate by the engineer, and the engineer hereby disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.

Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

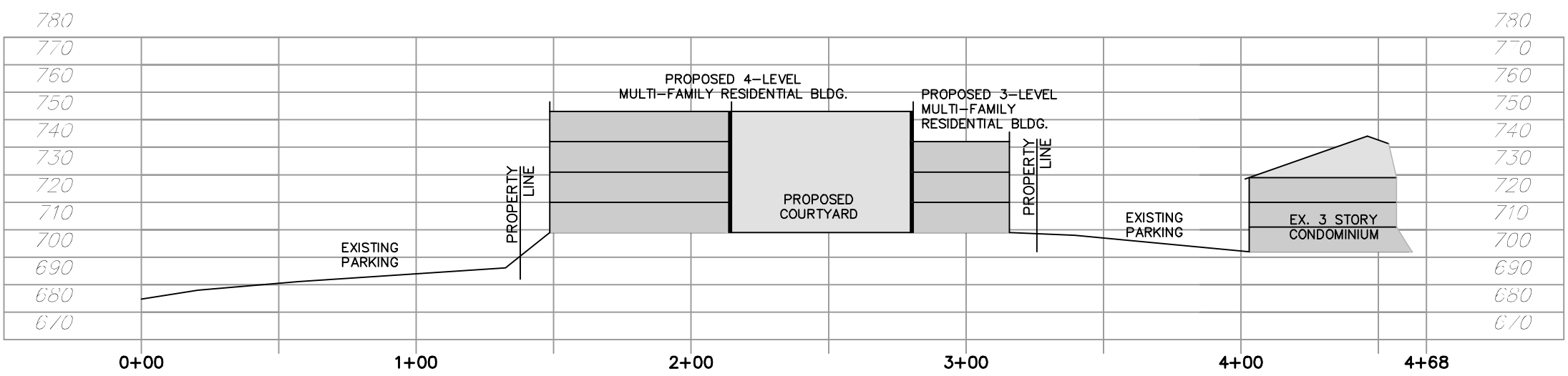
Job Number
12-09-241
Date
09-04-13
Designed: _____ Sheet
Drawn: _____ **1**
Checked: _____ PRE

MSD Base Map 17M
MSD P #
Highway & Traffic #

SECTION A
SCALE: 1"=50' VERTICAL AND HORIZONTAL



SECTION B
SCALE: 1"=50' VERTICAL AND HORIZONTAL



The Vanguard at Creve Coeur

Creve Coeur, Missouri

*A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI*



EXISTING PROJECT DATA – PARCEL 1

1. GROSS AREA: 2.73 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 36%
TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 64%

EXISTING PROJECT DATA – PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA - MODOT BUY BACK

1. GROSS AREA: 0.80 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
TOTAL GREEN SPACE OF PARCEL: 0.59 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918RC0166 / DATED AUGUST 23, 2000), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

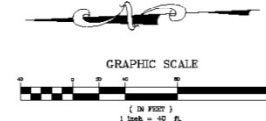
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF COVINGTON DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF THE VANGUARD AT CREVE COEUR "A" TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 15 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-18 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
MO. REG. L.S. - #2336

GEORGE J. DOWD - VICE PRESIDENT

MSD Base Map 17M
MSD P #
Highway & Traffic #

EXISTING	LEGEND	PROPOSED
-S&Z A. 500	CONTOURS SPOT ELEVATIONS CENTER LINE BUILDING ETC. TREE LINE FENCE SULATION CONTROL FENCE	(-S&Z) -S&Z
	STORM SEWERS	
	CATCH BASIN AREA INLET GRADED INLET DOUBLE CURB INLET STORM MANHOLE STRAINER MANHOLE FLARED SECTION CLEANOUT LATERAL CONNECTION UTILITY OR POWER POLE FIRE HYDRANT TEST HOLE PUGHOUT GAS MAIN & SIZE WATER MAIN & SIZE TELEPHONE ELECTRIC (G) UNDERGROUND ELECTRIC (G) OVERHEAD	
 	TO BE REMOVED TO BE REMOVED & RELOCATED/REPLACED TOP OF CURB SMALL LIGHT STANDARDS STREET LIGHT PARKING STALLS YARD LIGHT	



SIGLE	REMARQUE DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS
2	3-6-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-437-0440 Fax 314-437-8644

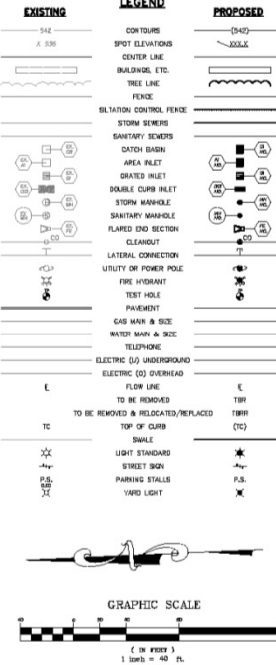
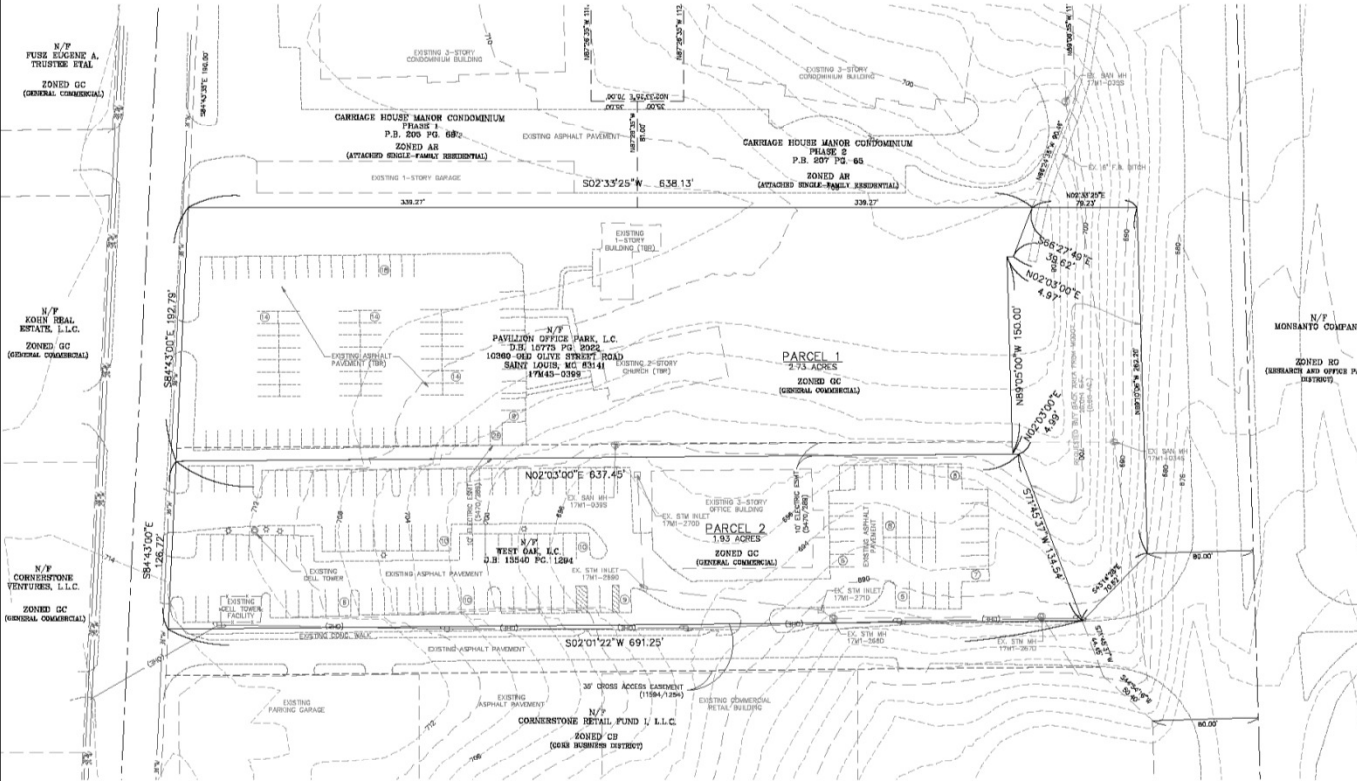
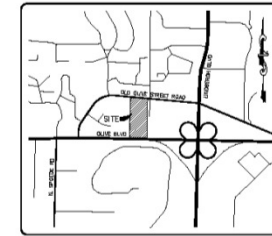
*The Vanguard
at Creve Coeur*
CREVE COEUR, MISSOURI
ONE CONCEPT ON A MISSION

Date: 3/6/2013
Rodney Arnold
License No. PE-200216

Job Number		12-09-241
Date		1/18/2013
Designed:	Sheet	1.7
Drawn:		
Checked:		

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



EXISTING PROJECT DATA - PARCEL 1

1. GROSS AREA: 3.73 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 26%
TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 84%

EXISTING PROJECT DATA - PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA - MODOT BUY BACK

1. GROSS AREA: 0.40 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
TOTAL GREEN SPACE OF PARCEL: 0.39 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 891802AS 2 DATED AUGUST 23, 2000), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF CONINGTON DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF "THE VANGUARD AT CREVE COEUR" A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (CS-30-2 AND 4 CS-30-16 EFFECTIVE DATE: DECEMBER 30, 1993).

THE STERLING COMPANY
REG. NO. 115 - #233M
GEORGE J. GOMEZ - VICE PRESIDENT

MSD Base Map 17M
MSD P # 8
Highway & Traffic #

EXISTING CONDITIONS

NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	12-09-2013	PRELIMINARY	J. GOMEZ		
2	12-09-2013	REVISED	J. GOMEZ		
3	12-09-2013	REVISED	J. GOMEZ		

Conington Development, LLC
135 North Marine Avenue, Suite 500
St. Louis, Missouri 63105
Ph: 314-487-2440 Fax: 314-487-2444
Fax: 314-272-5454

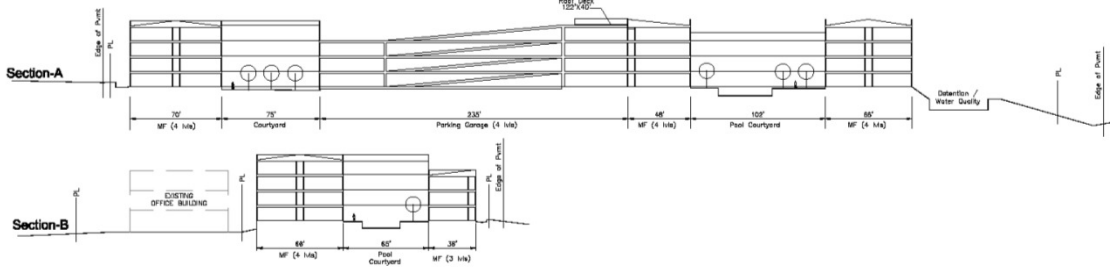
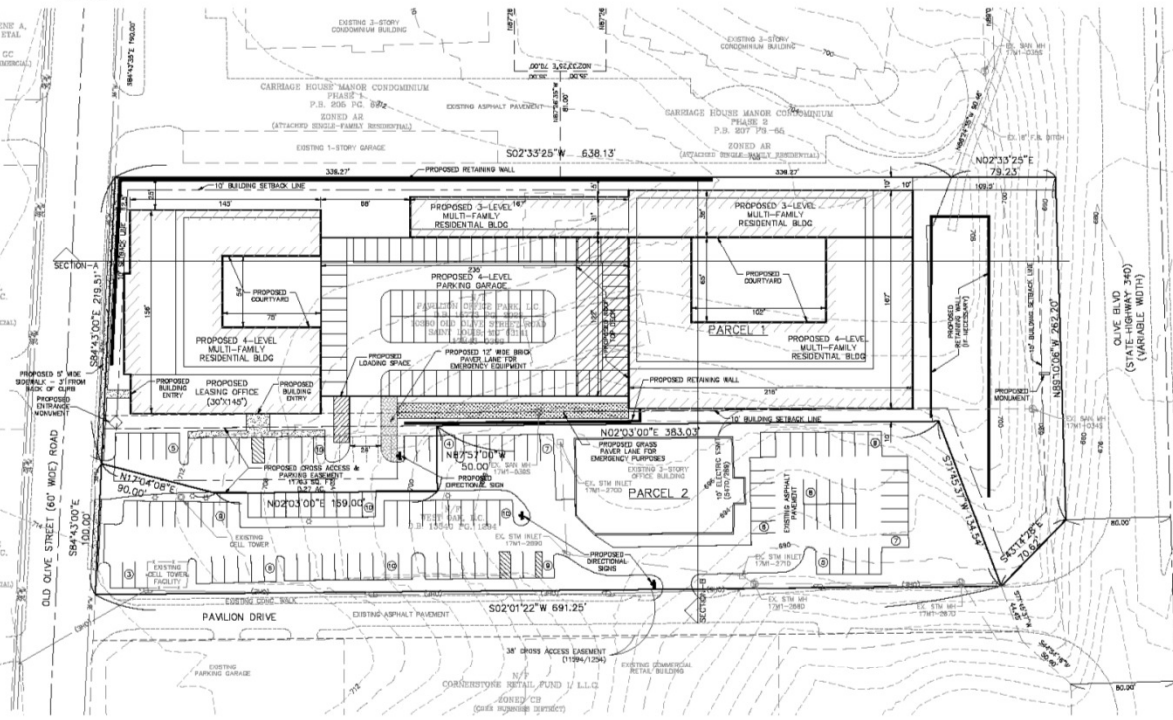
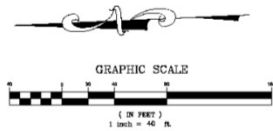
THE STERLING
ENGINEERS & SURVEYORS
5000 New Baltimore Road
St. Louis, Missouri 63112
Ph: 314-487-2440 Fax: 314-487-2444
Corporate Certificate of Authority #001548

The Vanguard
at Creve Coeur
SITE CONCEPT PLAN
EXISTING CONDITIONS

Date:	7/19/2013
Revised:	12-09-2013
Drawn:	1/18/2013
Checked:	1.1
By:	PRE

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
MID RIVER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LAUREL SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
NORTH MISSOURI GAS COMPANY
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MWD.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE LOCATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 12" FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
- GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
- THIS PLAN IS NOT FOR RECORD.
- NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
- ALL GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

- GROSS AREA OF OVERALL PROJECT: 5.36 ACRES
- EXISTING ZONING: C-2
PROPOSED ZONING: C-2
SETBACKS: 50' - 10' FEET
- LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
- CURRENT OWNERS: PARCEL 1: CREVE COEUR OFFICE PARK, L.C.
PARCEL 2: C/O KENT BRANSON
P.O. BOX 68
ARMOY, MO 63010
- SITE ADDRESS: PARCEL 1: 11800 S.F.
11800 S.F. ALLE STREET ROAD
CREVE COEUR, MO 63141
PARCEL 2: 27,138 S.F.
27,138 S.F. ALLE STREET ROAD
CREVE COEUR, MO 63141
- GROSS FLOOR AREA:
TOTAL: 118,000 S.F.
EXISTING - PARCEL 1: 27,138 S.F.
PROPOSED LEASABLE AREA: 25,000 S.F.
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 5.122 ACRES (TOTAL GROSS BLDG S.F.) = 0.97
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 61%
TOTAL GREEN SPACE OF PARCEL: 1.86 ACRES = 34%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

- GROSS AREA OF PARCEL 1: 3.36 ACRES (27,138 S.F.)
- PROPOSED ZONING: C-2 (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
- DWELLING UNITS PROPOSED: 174 (41% 2B, 59% 3B)
4B - 1 BEDROOM, 1 BATH UNITS (790 S.F.)
4B - 2 BEDROOM, 2 BATH UNITS (1,000 S.F.)
1B - 3 BEDROOM, 2 BATH UNITS (1,200 S.F.)
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 5.122 ACRES (TOTAL GROSS BLDG S.F.) = 1.25
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.23 ACRES = 66%
TOTAL GREEN SPACE OF PARCEL: 1.13 ACRES = 34%
- PRIVATE USABLE OPEN SPACE:
OPEN SPACE PROVIDED: 1.38 ACRES OR 30%
OPEN SPACE REQUIRED: 20% OF ACREAGE (1.80 ACRES) 0.72 ACRES
- PARKING SPACES PROVIDED: 212 SPACES (INCLUDES 10 HANDICAP SPACES)
SPACES REQUIRED: 187 80 UNITS @ 3 SPACES/UNIT = 150 SPACES
2ND 80 UNITS @ 2.75 SPACES/UNIT = 220 SPACES
OVER 100 UNITS @ 1.5 SPACES/UNIT = 151 SPACES
TOTAL 398 SPACES
- MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 2 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

- GROSS AREA OF PARCEL 2: 1.96 ACRES (174,000 S.F.)
- PROPOSED ZONING: C-2
- LAND USE: EXISTING 27,138 S.F. OFFICE BUILDING
- F.A.R. REQUIRED: ≤ 1.50
- F.A.R. PROPOSED: 27,138 S.F. (TOTAL GROSS BLDG S.F.) = 0.56
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 59%
TOTAL GREEN SPACE OF PARCEL: 0.81 ACRES = 41%
- PARKING SPACES PROVIDED: 116 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 3.3 SPACES/1000 SF GROSS LEASABLE AREA = 63 SPACES
- MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET

MWD Base Map 17M
MSD P #
Highway & Traffic #

DATE	DESCRIPTION
1/18/2013	1. PRELIMINARY PLANS
1/18/2013	2. PRELIMINARY PLANS
1/18/2013	3. PRELIMINARY PLANS
1/18/2013	4. PRELIMINARY PLANS
1/18/2013	5. PRELIMINARY PLANS
1/18/2013	6. PRELIMINARY PLANS
1/18/2013	7. PRELIMINARY PLANS
1/18/2013	8. PRELIMINARY PLANS
1/18/2013	9. PRELIMINARY PLANS
1/18/2013	10. PRELIMINARY PLANS

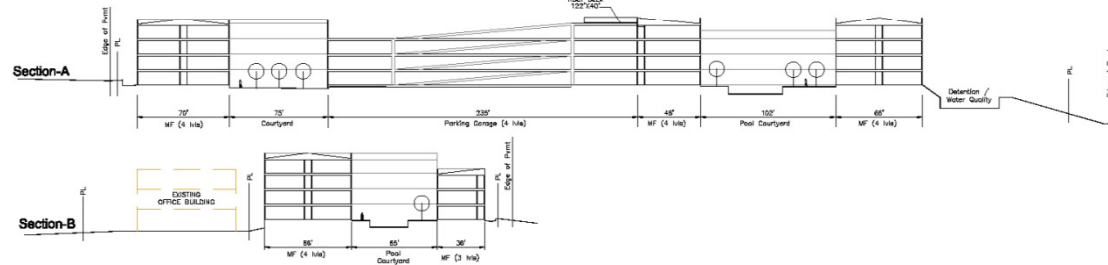
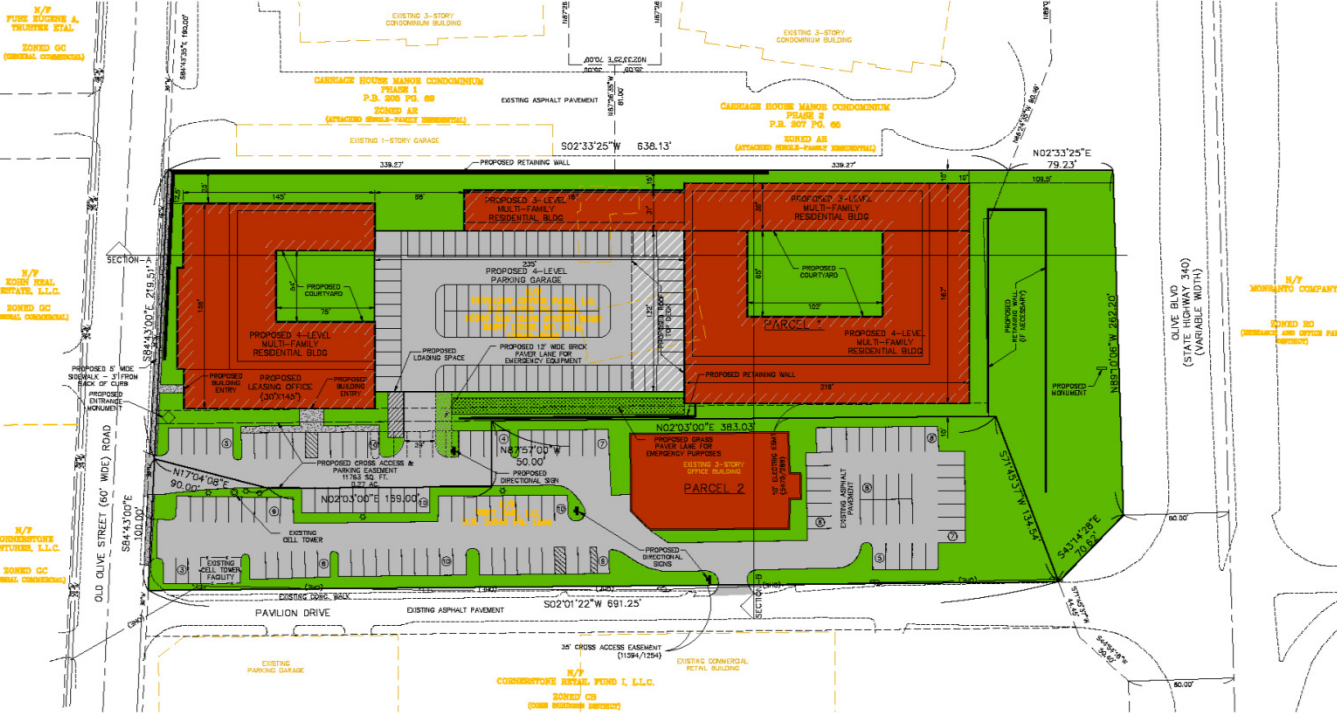
Covington Development, LLC
132 New Market Street
St. Louis, Missouri 63105
Ph: 314-727-2424
Fax: 314-727-2424

THE STERLING CO.
ENGINEERS & SURVEYORS
152 East Main Street
St. Louis, Missouri 63102
Ph: 314-241-8444
www.sterling-eng-survey.com
Corporate Certificate of Authority #011546

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN

Date: 2/18/2013
Revised: 2/18/2013
User: 1/18/2013
Drawn: 2.1
Checked: PRE

*A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI*



1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
SUNBELT DISTRICT
DEVELOPMENTAL DISTRICT
DEVELOPMENTAL DISTRICT
LALSA SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
WATER AND SEWER BY THE DISTRICT
METRO GAS
ELECTRIC CO. COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MREL.
4. STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF THE CITY OF CHICAGO AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE SHOWN ON THE ATTACHED PLANS. THE LOCATION OF THE STORM AND SANITARY SEWER SHALL BE LOCATED ON THE IMPROVEMENT PLANS. ALL SENSORS SHALL BE LOCATED WITHIN THE PROPERTY OR BE LOCATED ON ADJACENT PROPERTY.
6. GRADING SHALL BE PER CITY OF CHICAGO STANDARDS.
7. LIGHTING OF DRIVEWAYS AND PARKING AREAS SHALL BE PER CITY OF CHICAGO STANDARDS.
8. ALL BUILDINGS SHALL BE 6" MINIMUM AND COMPLY WITH CITY OF CHICAGO CODES AND STANDARDS.
9. THIS PLAT IS NOT FOR RECORD.
10. NO KNOWN WETLANDS ARE IN THE SUBJECT PROPERTY.
11. NO GRADED SLOPES SHALL EXCEED 3% (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

1. GROSS AREA OF OVERALL PROJECT: 5.26 ACRES

2. ZONING CURRENT: PD-1 - GENERAL BUSINESS
PROPOSED: INDUSTRIAL
SETBACKS: FRONT - 10 FEET
SIDE - 10 FEET

3. LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL

4. CURRENT OWNERS: PARCEL 1:
10000 E. DULME STREET PARK L C
P.O. BOX 88
ARROLL, MO 63010
PARCEL 2:
10000 E. DULME STREET
WEST END L C OR KEAT BRANSON
P.O. BOX 88
ARROLL, MO 63010

5. SITE ADDRESS: 10000 E. DULME STREET ROAD
ONE BLOCK SOUTH, RD 23141

6. PARCEL 2:
10000 E. DULME STREET ROAD
ONE BLOCK SOUTH, MO 63141

7. GROSS FLOOR AREA: PROPOSED - PARCEL 1: 185,000 S.F.
EXISTING - PARCEL 2: 27,100 S.F.
OFFICE LEASABLE AREA 330,000 S.F.

7. F.A.R. REQUIRED: c. 1.25

8. F.A.R. PROPOSED: 3.103 ACRES GROSS BLDG S.F. = 587,430 ACRES

9. SITE COVERAGE: TOTAL BLDG AREAS AND PARKING: 3.30 ACRES 62%
TOTAL GROSS AREA: 5.26 ACRES 100% = 37%

[illegible]

1. GROSS AREA OF PARCEL 2: 1.06 ACRES (72,169 S.F.)
2. PROPOSED ZONING: C9
3. LAND USE: EXISTING 72,158 S.F. OFFICE BUILDING
4. F.A.R. REQUIRED: ≤ 1.00
5. F.A.R. PROVIDED:
22,004 S.F. (GROSS B.L.O.C. S.F.) = 0.30
72,106 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 68%
TOTAL GREEN SPACE OF PARCEL: 0.91 ACRES = 31%
7. PARKING:
SPACES PROVIDED: 116 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 3.3 SPACES/1000 S.F. GROSS LEASABLE AREA
= 53 SPACES
8. MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET

MSD Base Map 17M
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	2-10-13 REV. PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS
3	7-10-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8644
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

*The Vanguard
at Creve Coeur*



Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612

Job Number 12-09-241	
Date 1/18/2013	
Designed:	Sheet 2.1
Drawn:	
Checked:	



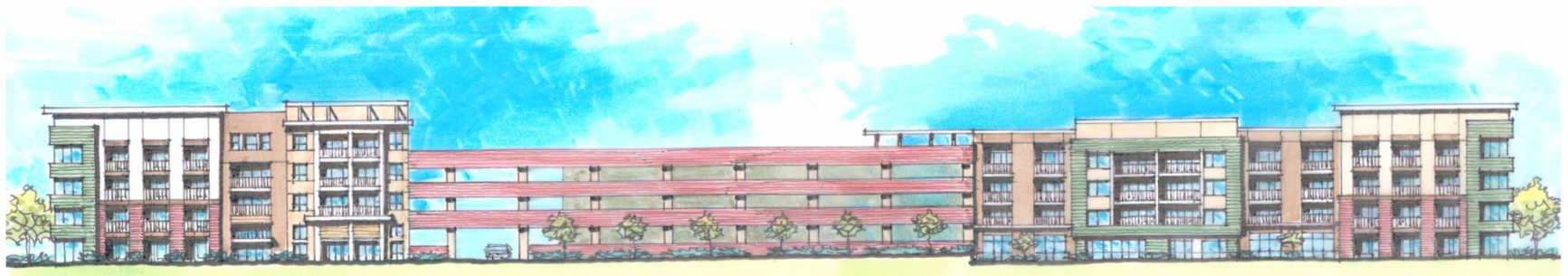
EAST ELEVATION



NORTH ELEVATION

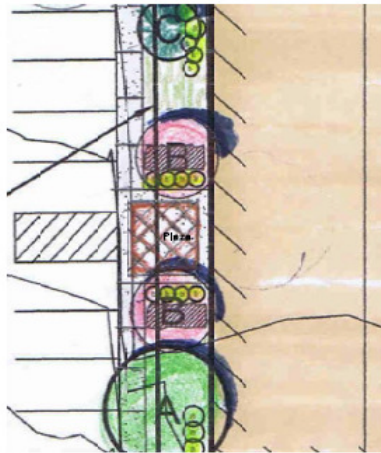


SOUTH ELEVATION

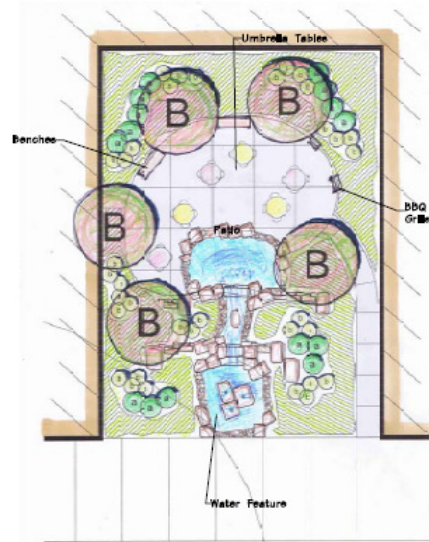


WEST ELEVATION

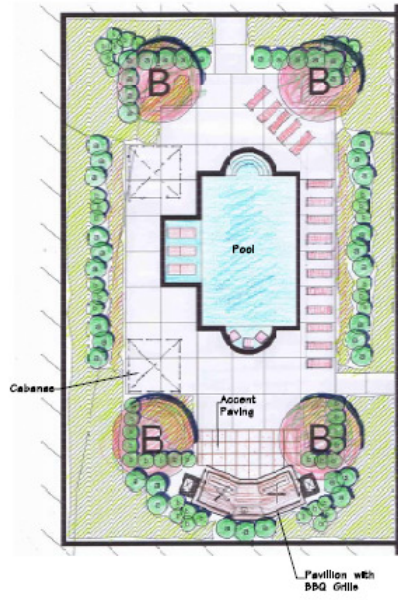
VANGUARD AT CREVE COUER



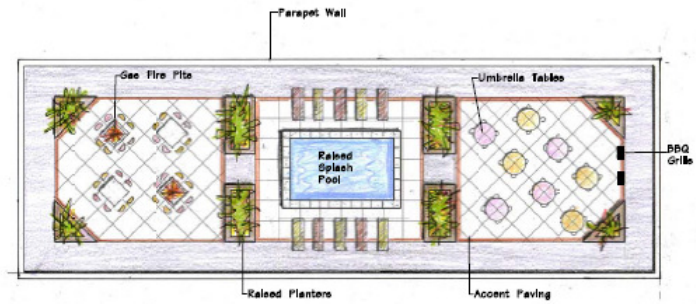
Club House Entrance
SCALE 1"=10'



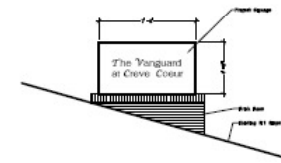
North Courtyard Plan
SCALE 1"=10'



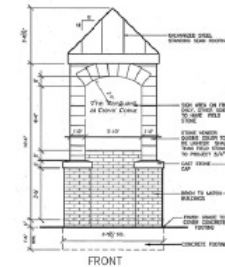
South Courtyard Plan
SCALE 1"=10'



Roof Top Deck
SCALE 1"=10'



1 Project Sign at Olive Blvd
SCALE 1/4"=1'-0"



2 Monument at Old Olive
SCALE 3/4"=1'-0"



07/9/2013
Douglas A. Delaney, Landscape Architect, License No. 14481, State of Missouri

Constructors:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions		
Date	Description	No.

Drawn: RAD
Checked: DAD

Long Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 546-4856
ldlong@aol.com

Sheet Title: Courtyard Landscape
Plan/Signage

Sheet No: L-2

Date: 7/5/2013
Job #: 123.003

March 18, 2013

Mr. David Braswell
Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105

RE: Traffic Impact Study
Proposed High End Apartments
Creve Coeur, Missouri
CBB Job No. 010-13

Dear Mr. Braswell:

As requested, CBB has prepared a traffic study pertaining to the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur. The project consists of constructing apartments on a track two lots east of Pavillion Drive. The lot is bordered on the north by Old Olive Street Road and to the south by Olive Boulevard. Currently, a vacant church is located on the lot with access to Old Olive Street Road only. The proposed apartment building consists of 174 apartments will share access with the neighboring lot adjacent to Pavillion Drive occupied by an existing office space via the existing eastern entrance on Old Olive Street Road and the entrance on Pavillion Drive.

Existing Roadway Conditions

Old Olive Street Road is east-west roadway consisting of three lanes (one in each direction and a two way left turn lane) with no posted speed limit. The speed limit is assumed to be 35 miles per hour (mph). This section of Old Olive Street Road terminates as a right-in/right-out access on North Lindbergh Boulevard (US 67) approximately 0.2 miles to the east. West of Pavillion Drive, Old Olive Street Road turns south and intersects with Olive Boulevard at a signalized intersection 0.4 miles to the west.

The intersection of Old Olive Street Road and Pavillion Drive is free flowing east-west with northbound Pavillion Drive stop controlled. The northern leg is a commercial entrance.

Pavillion Drive is two lane north-south roadway connecting Old Olive Street Road with Olive Boulevard. Pavillion Drive has four commercial entrances; two directly serving a parking lot, the office building to the east and Ravenwood Drive which serves the commercial development to the west. No speed limit is posted on Pavillion Drive, but it is assumed to be 35 mph or less.

The intersection of Ravenwood Drive and Pavillion Drive is stop controlled from the east and south with the northbound movement free flowing up the hill. All approaches consist of two lanes, however the northbound approach has a painted median serving as the left turn approach median for the southbound left turn lane at Olive Boulevard intersection to the south.

Olive Boulevard and Pavillion Drive is a signalized intersection with Monsanto's commercial entrance as the southern leg. The southbound through movement is restricted by an island on the commercial entrance. Eastbound Olive Boulevard has dual through lanes, a separate left turn lane and separate right turn lane. Westbound Olive Boulevard has dual through lanes with a separate right turn lane. No westbound left turn movement is allowed at this intersection.

Olive Boulevard is a major east-west thoroughfare with a posted speed limit of 40 mph. This section of Olive Boulevard consists of two through lanes in each direction with either a median or two-way left turn lane. Olive Boulevard is grade separated at North Lindbergh Boulevard (US 67) with an interchange approximately 0.25 miles to the east.

An aerial of the location and existing conditions is shown in **Exhibit 1**.

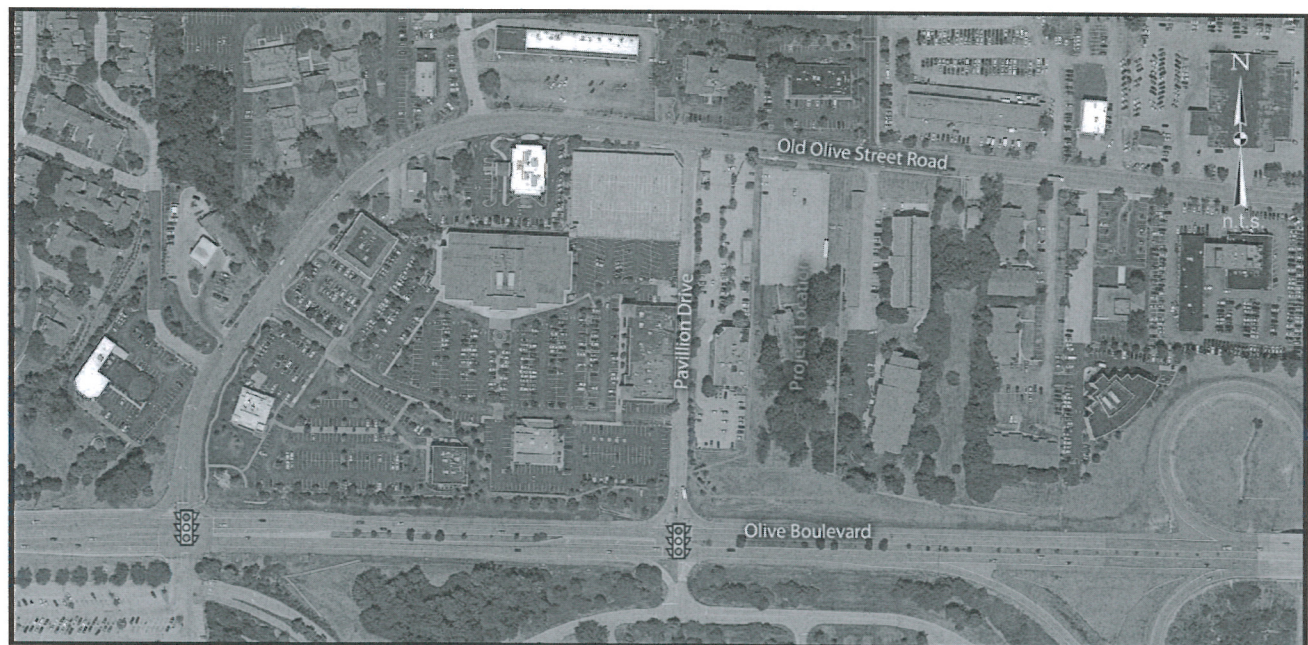


Exhibit 1 - Location and Existing Condition

Existing Traffic Conditions

In order to quantify existing traffic volumes within the study area, manual turning movement counts were performed at both Olive Boulevard & Pavillion and Old Olive Street Road & Pavillion on a typical weekday in February 2012 during the morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods. Based on these counts, two peak hours were chosen for analysis: the weekday a.m. (8:00-9:00 a.m.) and p.m. (5:00-6:00 p.m.) peak hours. As well, 15 minute spot counts

were performed during these same peak periods at the intersections of *Ravenwood Drive with Pavillion Drive, the office building entrance on Pavillion Drive and the two office building entrances on Old Olive Street Road*. The existing traffic volumes are summarized in **Exhibit 2**.

Existing Operating Conditions

The existing operating conditions were evaluated using Synchro 7, which is based upon the methodologies outlined in the "Highway Capacity Manual" (HCM) published in 2000 by the Transportation Research Board. This manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated"). Levels of service are measures of traffic flow that consider such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity.

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

LOS is directly related to control delay. At signalized intersections, the LOS criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes and, consequently, may experience greater delay than an unsignalized intersection. Furthermore, motorists are guaranteed service at regular intervals as the signal cycles. **Table 1** summarizes the LOS thresholds used in the analysis.

Synchro 7 results of the capacity analyses for existing conditions of *Olive Boulevard & Pavillion Drive, Pavillion Drive & Ravenwood Drive, Old Olive Street Road & Pavillion Drive and Old Olive Street Road & the eastern office building commercial entrance* are summarized in **Table 2**. As can be seen, there is considerable delay for both the north and south bound approaches at Olive Boulevard and Pavillion Drive during the am and pm peak hours.

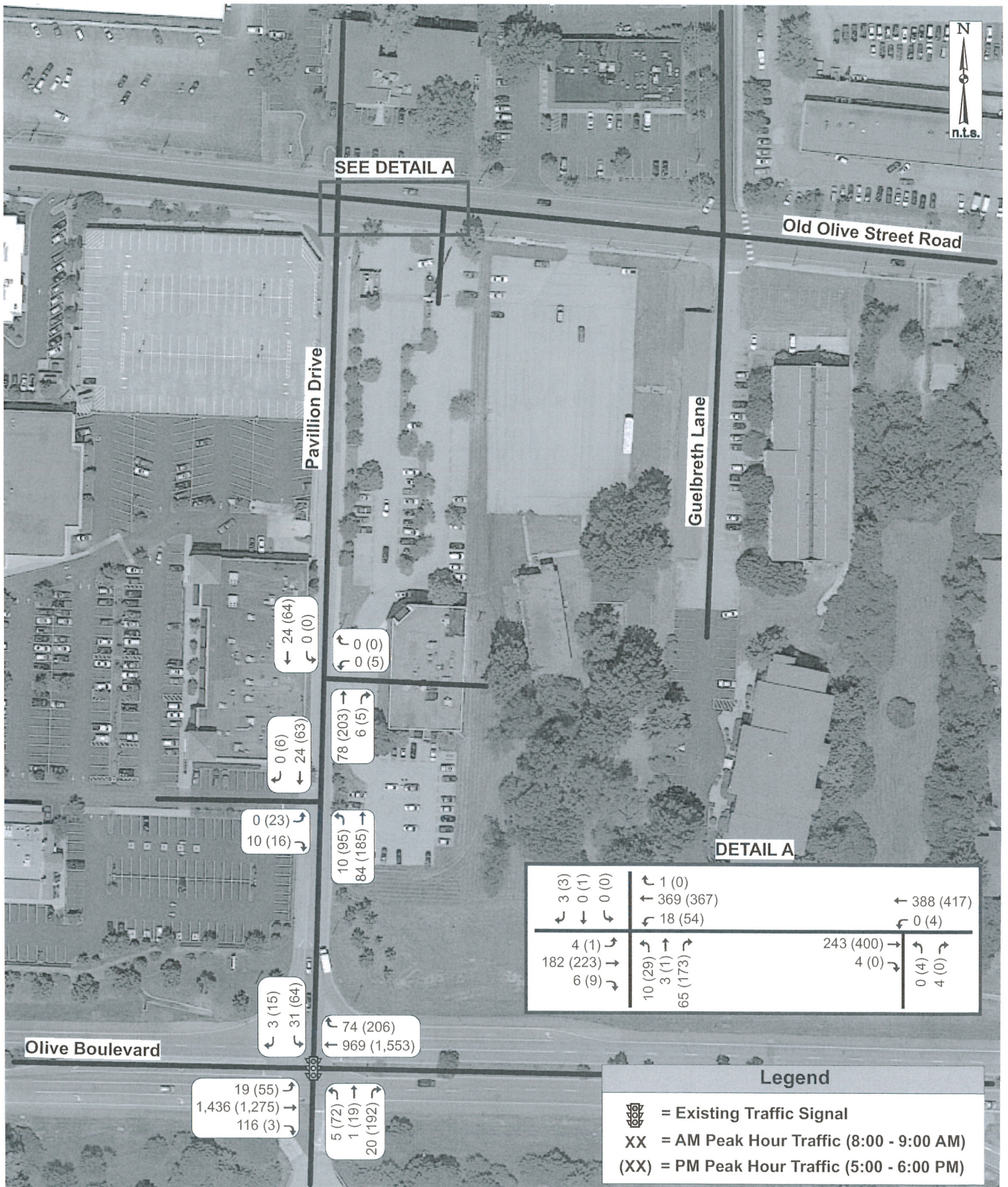


Exhibit 2: Existing Traffic 2013

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Table 1 Level of Service Thresholds		
Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	0-10
B	$> 10-20$	$> 10-15$
C	$> 20-35$	$> 15-25$
D	$> 35-55$	$> 25-35$
E	$> 55-80$	$> 35-50$
F	> 80	> 50

Table 2 Existing Operating Conditions The Vanguard at Creve Coeur		
Intersection/Approach	AM Peak Hour	PM Peak Hour
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C (32.8)	E(63.3)
Southbound Approach	E (58.0)	E(60.6)
Eastbound Approach	A (2.9)	A(3.8)
Westbound Approach	A (4.8)	B(15.9)
Overall Intersection	A (4.6)	B(15.6)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.1)	B(12.5)
Eastbound Approach	A(8.4)	B(11.0)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(8.9)	A(7.9)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.3)	B(12.2)
Southbound Approach	B(10.6)	B(13.5)
Westbound Left	A(7.7)	A(7.9)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	A(9.7)	B(12.0)
Westbound Left	A(7.8)	A(8.2)

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

Trip Generation Characteristics of the Proposed Development

As a primary step in this analysis, a forecast was prepared to estimate the amount of traffic that the proposed development would generate during the peak hours. The number of trips in and out of the site was calculated based on the 9th edition of the Institute of Transportation Engineers' Trip Generation publication. As described above, the proposed development consists of 174 unit apartment building. As summarized in **Table 3**, the proposed development would be expected to generate a total of approximately 95 and 115 passenger car trips during the a.m. and p.m. weekday peak hours, respectively.

From analysis of the existing traffic counts, it is estimated that 70% of the trips will utilize the western entrance on Pavillion Drive with the remaining 30% of the trips utilizing the existing entrance on Old Olive Street Road. Additionally, it is estimated that 100% of the traffic utilizing the western entrance on Pavillion Drive will utilize the intersection of Olive Boulevard and Pavillion Drive with 45% being eastbound traffic and 55% being westbound traffic on Olive Boulevard. From the 15 minute spot counts of the entrance to the existing apartments to the east of the project site on Old Olive Street Road, it is anticipated that 30% of the trips will be eastbound traffic while the remaining 70% will be westbound trips. The anticipated directional distribution of the site generated traffic of the passenger vehicle traffic is summarized in **Exhibit 3**.

Table 3 Anticipated Trip Generation The Vanguard at Creve Coeur									
<i>Trips</i>	<i>Weekday</i>			<i>AM Peak</i>			<i>PM Peak</i>		
<i>174 Apts.</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>
<i>Rounded</i>	1160	580	580	95	20	75	115	75	40
<i>To North Drive</i>				20%			20%		
<i>to/from east</i>			30%	5	15		15	10	
<i>to/from west</i>			70%	2	5		5	3	
				3	10		10	7	
				80%			80%		
<i>To West Drive</i>				20	60		60	35	
<i>to/from north</i>			0%	0	0		0	0	
<i>to/from south</i>			100%	20	60		60	35	

Forecasted Construction-Year (2014) with Build Condition

It is our understanding that the construction of the project is likely to be complete in 2014. In order to account for traffic growth through 2014, one year of background growth was included along the roadways in the study area at a historical rate of 0.5% annually and the Site Generated Traffic along with the assumed directional distribution was added to achieve the 2014 Build Traffic shown in **Exhibit 4**.

Using the increased volumes, Synchro 7 was utilized to analyze the 2014 conditions with and without construction of the proposed apartments. The results of these analyses are summarized in **Table 4**.

Table 4 2014 Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.7)	F(91.3)
Southbound Approach	D(42.9)	E(63.3)
Eastbound Approach	A(3.3)	A(5.0)
Westbound Approach	A(5.5)	B(19.0)
Overall Intersection	A(5.8)	C(20.8)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.6)	B(13.8)
Eastbound Approach	A(8.4)	B(11.6)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.5)	B(10.8)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.5)	B(12.5)
Southbound Approach	B(10.7)	B(13.7)
Westbound Left	A(7.7)	A(7.9)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	B(10.9)	B(11.8)
Westbound Left	A(7.8)	A(8.3)

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

According to the Synchro 7 results, the poor LOS and delay for the both the north and south bound approaches of Pavillion with Olive Boulevard continue to be poor with the addition of the site



generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

Comparing the approach levels of service for no build and build, it was noted that the build LOS is actually better. This is due to a high number of low delay movements (right-turns) added to the southbound approach which reduces the approach average delay.

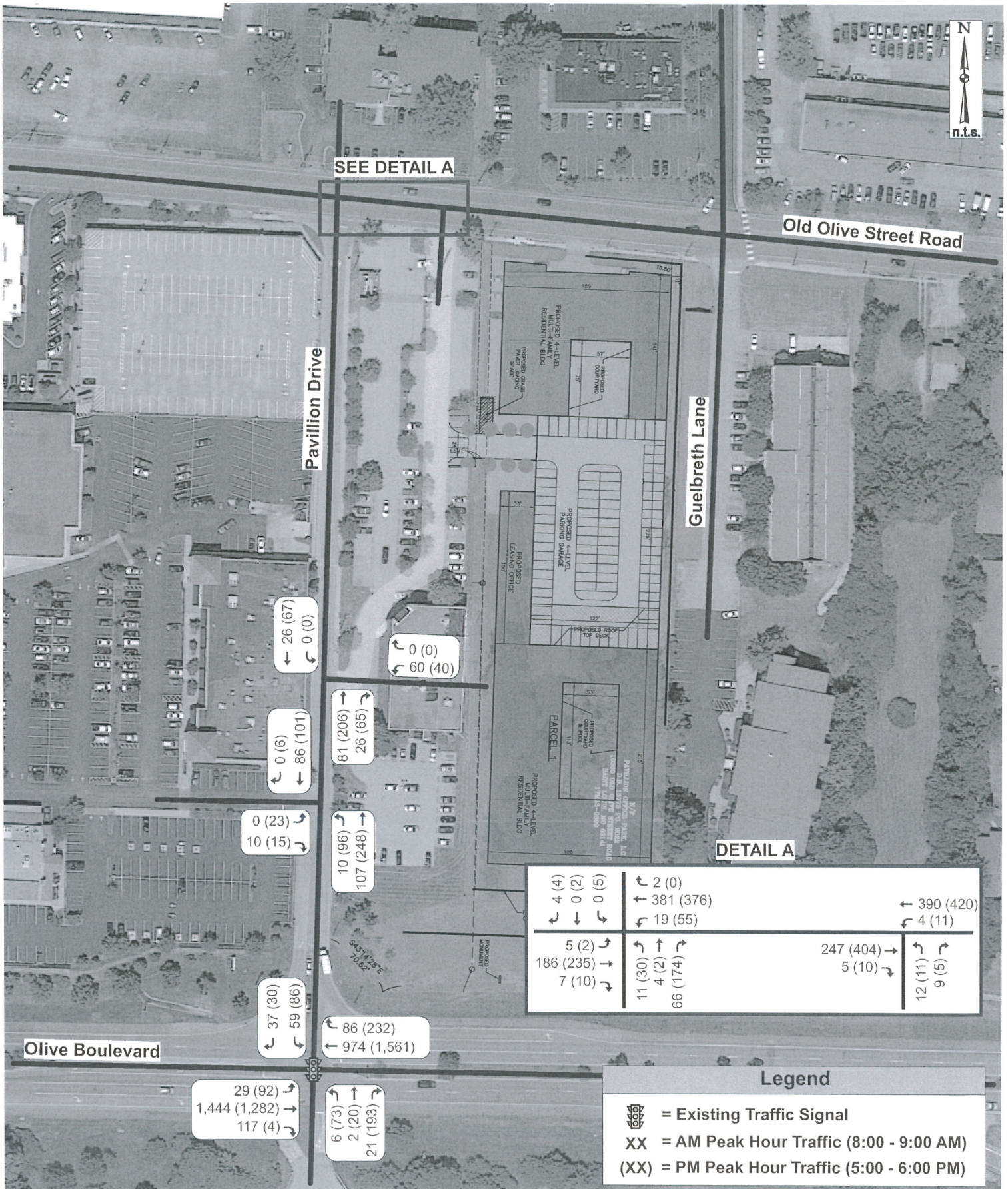


Exhibit 4: 2014 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Forecasted Design-Year (2034) Conditions

In order to account for traffic growth through 2034, twenty-years of background growth was included along the roadways in the study area at the previously mentioned 0.5% historical annual growth rate with and without the construction of the proposed apartments, see **Exhibit 5**. The capacity analyses were repeated using the design-year forecasted traffic volumes to evaluate the long-term impact of the proposed improvements and assess their adequacy over time. The results of these analyses are summarized in **Table 5**.

Table 5 2034 No Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.9)	F(93.8)
Southbound Approach	E(56.7)	E(62.0)
Eastbound Approach	A(3.4)	A(4.8)
Westbound Approach	A(6.3)	C(20.7)
Overall Intersection	A(5.6)	C(21.6)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.3)	B(13.3)
Eastbound Approach	A(8.4)	B(11.6)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.0)	B(10.5)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.8)	B(13.4)
Southbound Approach	B(11.0)	B(14.5)
Westbound Left	A(7.7)	A(8.0)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	A(9.9)	B(12.5)
Westbound Left	A(7.9)	A(8.4)

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

Table 6 2034 Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.9)	F(154.5)
Southbound Approach	D(44.2)	E(67.6)
Eastbound Approach	A(3.6)	A(5.6)
Westbound Approach	A(6.6)	C(24.3)
Overall Intersection	A(6.4)	C(28.9)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.7)	C(14.8)
Eastbound Approach	A(8.4)	B(12.1)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.7)	B(11.1)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.9)	B(13.6)
Southbound Approach	B(11.0)	B(14.7)
Westbound Left	A(7.8)	A(8.0)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	B(11.0)	B(12.2)
Westbound Left	A(7.9)	A(8.4)

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

Again, the poor LOS and delay for the both the north and south bound approaches continue with the historical background growth of 0.5%. As well, the LOS and delay for the southbound approach is exaggerated with the addition of the site generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

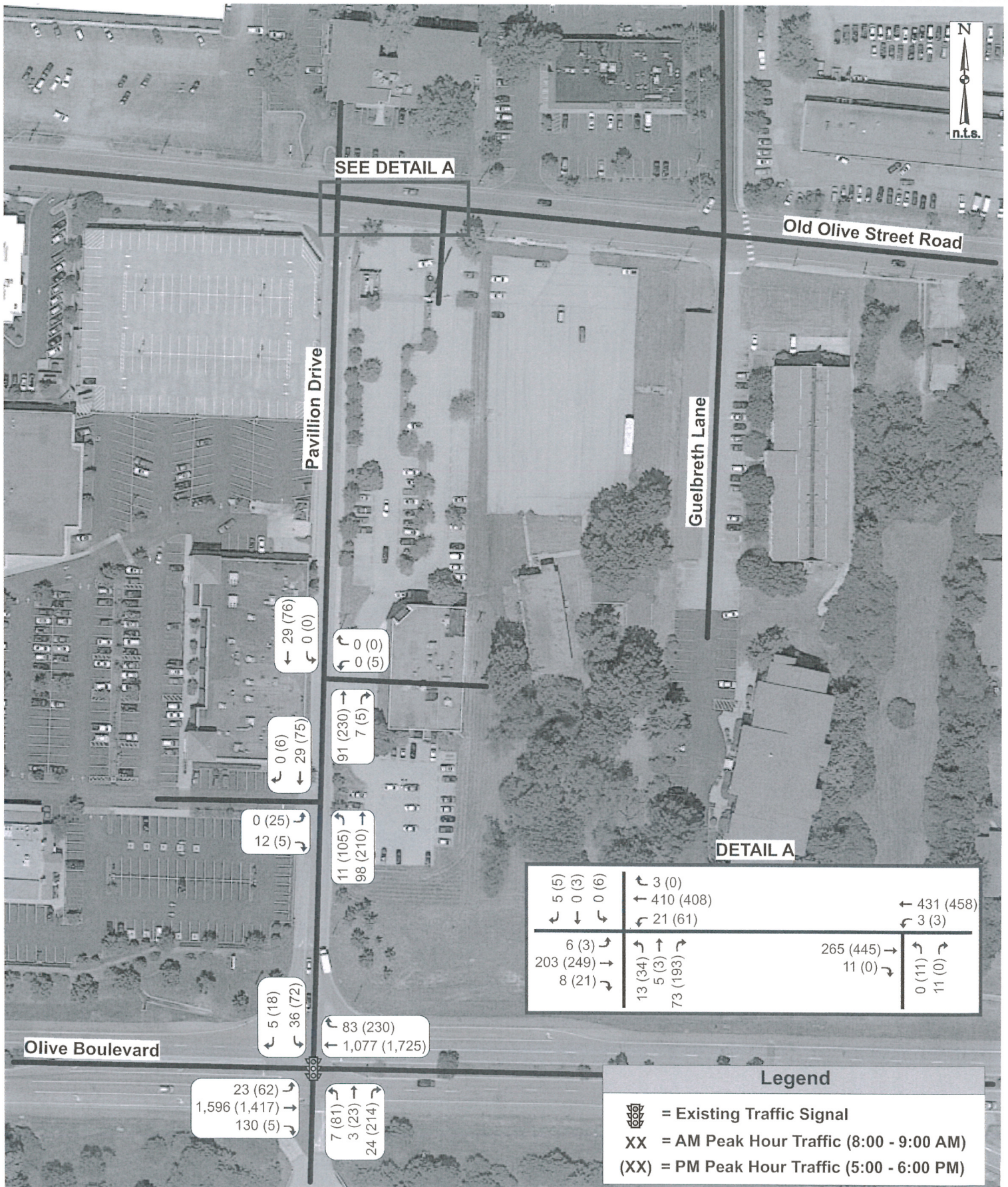


Exhibit 5: 2034 No-Build Traffic

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

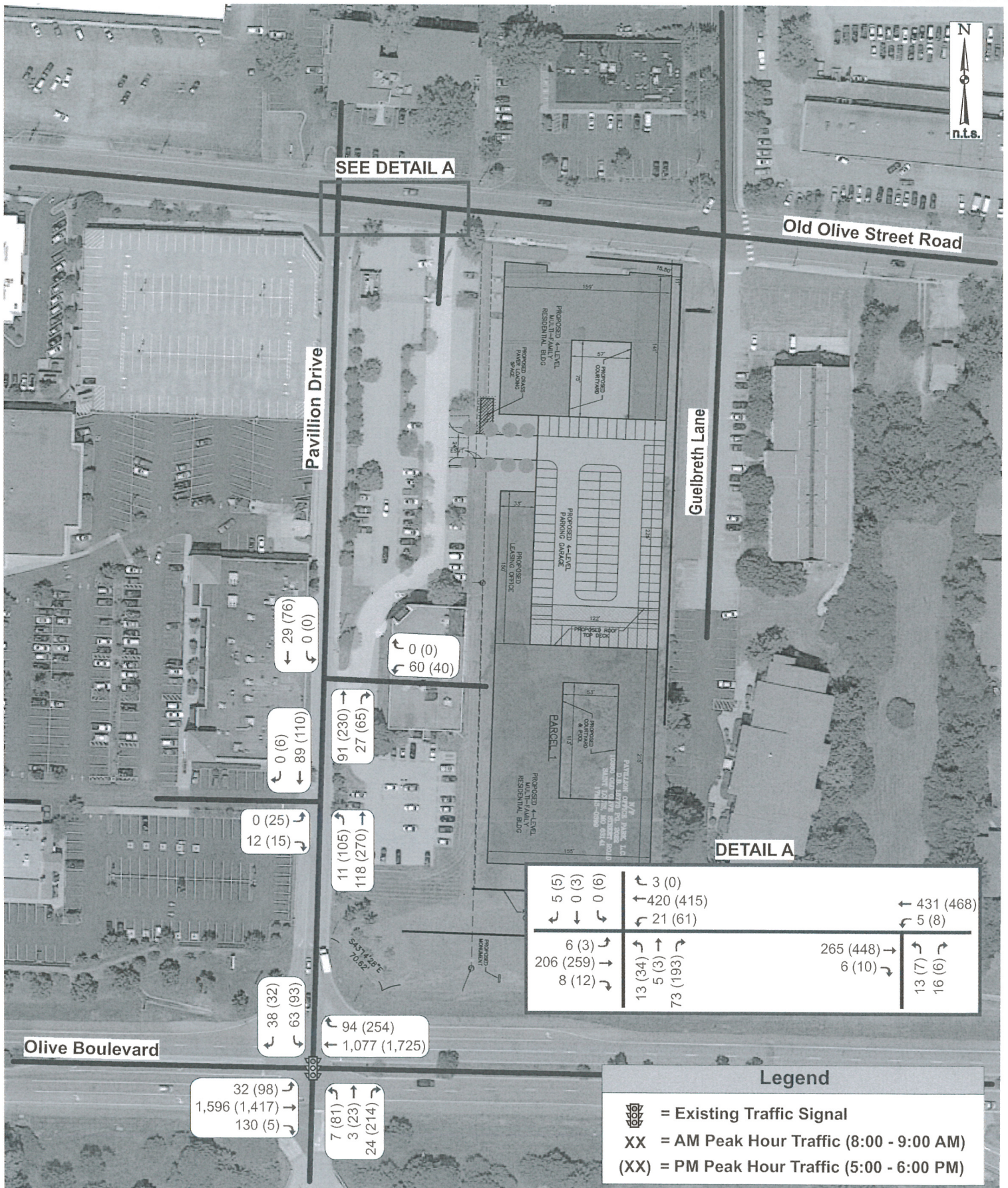


Exhibit 6: 2034 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

Observed Sight Distance

The sight distance at the intersections of *Olive Boulevard & Pavillion Drive*, *Pavillion Drive & Ravenwood Drive*, *Old Olive Street Road & Pavillion Drive* and *Old Olive Street Road & the eastern office building commercial entrance* were observed in the field, while no field measurements of sight distance was performed, however the following areas may be of concern;

- The existing building in the northwest quadrant of Pavillion Drive and Ravenwood Drive may block the sight distance to the north for an eastbound vehicle at this intersection; and
- Trees and vegetation on the east side of Pavillion Drive, both north and south of the existing office building entrance, could block the sight distance of a westbound vehicle exiting this driveway. We recommend that the vegetation be trimmed back and maintained to provide a clear view between 3 and 10 feet above the adjacent pavement elevation. This “window” will allow safe visibility for traffic flow.

Findings and Conclusions

Based upon the preceding discussion, the following may be concluded regarding the traffic impacts of the proposed improvements.

1. The proposed development has little impact to Pavillion Drive & Ravenwood Drive, Pavillion Drive & the existing office entrance, Pavillion Drive & Old Olive Street Road and will result in acceptable delay and LOS at these intersections.
2. The LOS and delay of the north and south bound legs are poor in the existing condition, 2014 Build, 2034 No-Build and 2034 Build conditions. This is attributed to the existing signal timing giving preference to the east-west movements on Olive Boulevard. The volume to capacity (v/c) ratio for these conditions are less than 0.9 which indicates that construction of additional lanes is not necessary to improve the LOS and delay of the intersection. If approved by the Missouri Department of Transportation, the signals could be retimed so that the LOS greater than D and v/c ratio less than 0.9 could be attained for each movement.
3. The sight distance obstructions noted above should be addressed to the most practical extent as possible.
4. The southbound stop sign at Pavillion Drive and Ravenwood Drive does not meet the Manual of Uniform Traffic Control Devices (MUTCD) standards. The sign is square in shape with a small octagon stop sign painted for which can only be viewed by the southbound traffic. It was noted during the data collection that this seemed to cause confusion to the northbound traffic as to who has the right-of-way at the intersection. It is recommended that a typical octagonal stop sign be installed whose shape could be observed from the rear by northbound traffic and help better define the right-of-way through the intersection.



Mr. David Braswell
March 18, 2013
Page 16 of 16

In summary, our analysis indicates that there is no need for physical improvements to the road system beyond the trimming of vegetation and potential for signal retiming at Pavilion and Olive.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur, Missouri. Please contact our St. Louis office should you have any questions or comments concerning this material.

Sincerely,

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

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

PZ 040113.txt
1 PLANNING AND ZONING COMMISSION PUBLIC HEARING
2 CITY OF CREVE COEUR, MISSOURI
3 300 NORTH NEW BALLAS ROAD
4 MONDAY, APRIL 1, 2013
5 7:00 P.M.
6 PUBLIC HEARING
7 APPLICATION 13-003
8
9 THOSE IN ATTENDANCE:
10 Chairman Timothy Madden
11 Mr. Michael Barton
12 Mr. Gary Eberhardt
13 Mr. James Faron
14 Mr. Ken Howard
15 Mr. James Schnarr
16 Mr. Carl Lumley, City Attorney
17 Mr. Paul Langdon, Director of Community Development
18 Ms. Whitney Kelly, City Planner
19 Ms. Julie Lowery, Recording Secretary
20
21
22 McLaughlin Court Reporting Services, Inc.
23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314)487-2259

1 CHAIRMAN MADDEN: Good evening. I'd like to¹
2 call together the Planning Zoning Commission Meeting for
3 the City of Creve Coeur, Missouri for Monday, April 1st,
4 2013.

5 We'll start with roll call.

6 Dr. Michael Barton?

Page 1

7 MR. BARTON: Present.
8 CHAIRMAN MADDEN: Mr. Gary Eberhardt?
9 MR. EBERHARDT: Present.
10 CHAIRMAN MADDEN: Mr. James Faron?
11 MR. FARON: Present.
12 CHAIRMAN MADDEN: Mr. Ken Howard?
13 MR. HOWARD: Present.
14 CHAIRMAN MADDEN: I know Ms. Cynthia Kramer will
15 not be here tonight.
16 Mr. Jim Schnarr?
17 MR. SCHNARR: Present.
18 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
19 Attorney?
20 MR. LUMLEY: Present.
21 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
22 of Community Development?
23 MR. LANGDON: Present.
24 CHAIRMAN MADDEN: Whitney Kelly, Our City
25 Planner?

2

1 MS. KELLY: Present.
2 CHAIRMAN MADDEN: And, Ms. Julie Lowery, our
3 Recording Secretary?
4 MS. LOWERY: Present.
5 CHAIRMAN MADDEN: That'll move us to B, Public
6 Hearing for Application No. 13-003: Approval for the
7 rezoning of 5.26 acres to Core Business District and a
8 conditional use permit for The Vanguard at Creve Coeur, a
9 multi-family residential development.
10 MR. EBERHARDT: Swear in public hearing?
11 CHAIRMAN MADDEN: Yeah.

12 And anybody that may be commenting on this, if
13 you'd come up right now and be sworn in, so we don't have
14 to do it one by one. So if you are going to come up and
15 comment, please come up now and be sworn in.

16 (Speakers were sworn by the court reporter.)

17 CHAIRMAN MADDEN: Would you please state your
18 name and address for the record.

19 MR. BRASWELL: My name is David Braswell with
20 Covington Realty Properties. Offices at 135 North
21 Meramec, St. Louis, Missouri 63105.

22 I'm here tonight to, hopefully, get your support
23 in a project called The Vanguard at Creve Coeur.

24 VOICE IN THE AUDIENCE: Pardon me, can he speak
25 a little louder, please.

1 CHAIRMAN MADDEN: There you go. That might help³
2 having it little closer.

3 MR. BRASWELL: Is that better?

4 CHAIRMAN MADDEN: Yes.

5 MR. BRASWELL: Thank you.

6 The property is located at 10360 Old Olive
7 Street Road and 10420 Olive Street Road.

8 Could we have the site on the overhead?

9 All right. Again, the -- let me orient you on
10 this site plan.

11 This is Old Olive Street Road, and Olive
12 Boulevard would be at the bottom of the page.

13 The site, 10360 Old Olive Street Road, is this
14 long narrow site that runs from Old Olive to Olive
15 Boulevard, and at the same time, 10420 is this narrow site
16 that runs from Olive -- Old Olive to Olive Boulevard.

17 Both sites are being proposed to be rezoned from
Page 3

18 General Business to Core Business.

19 The reason for that, in working with
20 Mr. Langdon, this entire area, the retail center to the
21 west, is also Core Business. Many of the properties
22 surrounding it are Core Business.

23 The concept here was not to leave a property,
24 which is a three-story office building here, owned by
25 Dr. Branson, who is the seller of this site, to leave this

1 as a General Business District with -- with a Core
2 Business on either side.

3 What we're doing is we're asking for both
4 parcels to be changed and zoned Core Business. That would
5 be contiguous to this, thereby, this entire area would
6 then be a Core Business District. Okay.

7 What we're proposing, again, this is the --
8 let's call it the eastern site, Parcel One; the office,
9 Parcel Two.

10 Entire parcel is made up of 5.6 acres, and what
11 we're proposing on the eastern parcel is 174 multifamily
12 apartments for rent with a parking structure in the
13 center, which is grade plus three, and you see that in
14 the -- the section down below.

15 What -- and, by the way, this section is
16 basically cut right down the center of here, so what you
17 see is a building on the north, the courtyard here, the
18 parking structure here, another courtyard in this
19 building.

20 The building generally wraps on each side the
21 parking structure, so that from -- from this -- this side
22 you basically see parking units, a break where you enter

23 the garage and more units.

24 In addition to this parcel and this parcel, I am
25 in the throes of acquiring approximately .5 acres from

1 MoDOT. The current highway right-of-way jogs up -- up 5
2 this hill, almost to this point and then goes back down.

3 I'm trying to buy approximately 120 feet from,
4 what would be now the new right-of-way up to the existing
5 boundary on the south side of this property.

6 The -- again, I mentioned that the whole site is
7 5.6 acres. This parcel is 3.6 acres, leaving the office
8 parcel of 1.6 acres. Again, the existing current zoning's
9 Core Business -- General Business. We're requesting Core
10 Business with a conditional use permit.

11 The conditional use permit is required to get
12 the density I'm asking for, and it only occurs -- which is
13 above 20 units to the acre, which is only allowable under
14 the Core Business conditional use permit.

15 The FAR on this site is the acreage multiplied
16 by 1.25. It's approximately 196,000 square feet.

17 We -- as I understand it, I'm sure that you have
18 the -- I assume they have the staff report, or we meet the
19 site coverage as indicated in the ordinance.

20 There are several issues that I will request a
21 variance are -- on, and that meeting at that ward is set
22 for two weeks from -- no --

23 MR. LANGDON: On Thursday. Two weeks from
24 Thursday.

25 MR. BRASWELL: Two weeks from Thursday. Thank

1 you. 6

2 They are -- when I'm -- I'm adjacent to, on my
Page 5

3 eastern border, a multifamily condominium community.

4 The way it's stated in the ordinance, when I'm
5 adjacent to a designation, this is designated AR under the
6 zoning ordinance, I must have a buffer of 200 feet from
7 that AR District. My site from this corner to this corner
8 is 192 feet. That would be a variance request.

9 The other -- one other item is that I must be no
10 further away from a right-of-way on this property line
11 than 80 feet.

12 As I told you, I'm buying 120 feet of that from
13 MoDOT, with the stipulation that I can't build on it
14 because of the -- of the existing approximately three to
15 one slope.

16 It's impossible to achieve that maximum setback
17 of 80 feet when I'm buying 120 feet, and I can't move the
18 building close enough to get it within 80 feet without
19 constructing it on the parcel I would be buying from them.

20 And, again, the restriction on that parcel is I
21 cannot build on it. I can landscape it. I'm planning a
22 detention basin, but I can't build a building on it.

23 What's the third point?

24 MR. LANGDON: The requirement for the parking
25 garage being underground versus above ground.

1 MR. BRASWELL: Which was the first point. Yes.⁷

2 Under the CB District, there's a requirement
3 that I believe 50 percent of the parking for multifamily
4 must be beneath the building. What I'm proposing is a
5 parking structure that starts on grade and goes
6 vertically. Just -- and that, again, is my third request
7 before the Board of Adjustments.

8 There will be a combination of one-bedroom,
9 two-bedroom and three-bedroom units. The ordinance
10 requires that the average units -- average unit size is no
11 smaller than 900 square feet. Our units -- our average is
12 larger than that. It also requires that no unit can be
13 smaller than 750 feet.

14 We will have approximately 30 percent
15 one-bedroom units; about 60 percent two-bedroom units, and
16 it will be a smattering of some threes. All two-bedrooms
17 are two baths; all three bedrooms are two baths.

18 The market study we did was very pleasing in
19 that the rents will start for one-bedroom, approximately
20 750 square feet, close to \$1,200 a month. That number
21 will, for a three-bedroom, will be probably just over
22 \$2,000 a month.

23 These are planned as high-end luxury units,
24 9-foot ceilings, wood flooring, granite countertops, on
25 and on and on.

8

1 Are there any questions, please?

2 CHAIRMAN MADDEN: Any questions?

3 Mr. Faron.

4 MR. FARON: Is -- is the possible fourth
5 variance the sky exposure plane, is that --

6 MR. BRASWELL: Yes. Thank you.

7 The sky exposure plane which, basically,
8 indicates that you move in to the property 100 feet, go
9 45 feet in the air and project from that point a 30-degree
10 angle.

11 It would basically -- I could basically build a
12 building, maybe the length of this property, about that
13 wide, with that sky angle plane of a 30-degree angle.

14 That's the fourth requirement -- request of Board of
15 Adjustment.

16 CHAIRMAN MADDEN: Do one of you want to go next
17 or --

18 MR. LANGDON: Yeah.

19 CHAIRMAN MADDEN: Okay.

20 MR. LANGDON: If you're ready.

21 CHAIRMAN MADDEN: Pardon me?

22 MR. LANGDON: If you're ready for me.

23 CHAIRMAN MADDEN: Yeah, we are.

24 MR. BARTON: I was just going to get some
25 clarification --

1 CHAIRMAN MADDEN: Oh, I'm sorry. Dr. Barton. ⁹

2 MR. BARTON: -- real quick, and I don't know how
3 much it affects things. I was just trying to get
4 understanding.

5 Is there an exchange of ownership or does --

6 MR. BRASWELL: Yes.

7 MR. BARTON: -- Dr. Branson still maintaining
8 the ownership of his property?

9 MR. BRASWELL: Dr. Branson still maintaining the
10 office parcel, and I will be purchasing approximately
11 3 acres from him.

12 MR. BARTON: And then -- and then there's cross
13 access easements --

14 MR. BRASWELL: Yes.

15 MR. BARTON: -- I guess?

16 MR. BRASWELL: Yes, sir.

17 CHAIRMAN MADDEN: Mr. Eberhardt.

18 MR. EBERHARDT: On your eastern boundary, you

19 say that abuts a Residential Development, AR?

20 MR. BRASWELL: Yeah, this is -- this is
21 designated as an AR Residential District condominium.

22 MR. EBERHARDT: And what kind of a buffer or
23 screening is there between your apartments and those?

24 MR. BRASWELL: Currently nothing. There's a --
25 see this long rectangle here --

1 MR. EBERHARDT: Uh-huh.

10

2 MR. BRASWELL: -- that's a one level multicar
3 car garage, but there's nothing else. There's not a
4 screen or a fence or anything.

5 This -- this sort of acts as one, but there's --
6 basically, that's a parking lot here. Garage here.

7 MR. EBERHARDT: And what is the closest
8 residential unit to your building on --

9 MR. BRASWELL: It would be -- this actually is
10 the edge of the parking lot, so there's a building right
11 here, and it does not show up on -- on here.

12 Building No. 1, the northern building and the
13 southern building, and there's the long parking garage,
14 and there's the entry off of Old Olive. And the property
15 line then is right there.

16 MR. EBERHARDT: Thank you.

17 CHAIRMAN MADDEN: Are -- are you going to put
18 something on your property line between -- like either a
19 fence or landscape or something between you and their --

20 MR. BRASWELL: Well, yeah, between the setback
21 there would be landscaping here, and we submitted a
22 landscaping plan.

23 CHAIRMAN MADDEN: Okay.

24 MR. BRASWELL: But there's no other visual
Page 9

25 barrier other than landscaping.

11

1 CHAIRMAN MADDEN: Okay.

2 MR. EBERHARDT: And is that side a blank wall or
3 does it have windows or --

4 MR. BRASWELL: No, there are -- there are
5 windows on -- on these -- this side and this side, and
6 then this is the -- this is the parking structure.

7 MR. EBERHARDT: Right.

8 MR. BRASWELL: Which, typically, what I've done
9 in the past on those, you know, they have a -- what I call
10 a spandrel, which -- is concrete, but I'm actually just
11 finishing one in University City near 170 and Delmar and
12 -- thank you -- and what we've done there is you can take
13 this spandrel, which is this, and you can do a number of
14 things with it.

15 What we did on the current one is put a form
16 liner in the concrete form, which looks like stone. You
17 can do brick, about -- about whatever your imagination
18 can think of to make those look more than just a blank
19 concrete panel.

20 This -- this is the proposed elevation from the
21 office building site. And, as you can see, this is the
22 garage and the units, and then this is just a blowup of
23 that piece right there.

24 I got a better one. It's -- the -- and the east
25 elevation is -- you'll see the expanse of the garage and,

12

1 again, these spandrels, again, this is a grade plus three
2 levels here, and then units on each end similar to the
3 other, but, again, there's -- there's not sufficient depth

4 on the property to wrap both sides of the garage.

5 The other -- just -- just for reference, this
6 was the landscape plan we submitted for the entire site.

7 And one other thing I might mention is that on
8 this landscaping plan, you've got -- I mentioned you have
9 this courtyard here and a courtyard here, one of which
10 we've got a pool and another just a water feature.

11 In addition to that, on the upper level of the
12 garage is what we would refer to as a rooftop garden,
13 which is, you know, place for sunbathing, we'd have up
14 there what they'd call a splash pool, you know 20-inch
15 deep body of water, and just a place for people to hang
16 out, sunbathe, and typically there would be barbecue
17 grills up there as well. Similar in both of these
18 courtyards.

19 One thing I might mention, the property is
20 elevatored, but -- but what's unique about this sort of
21 garage structure, people can actually drive -- if they
22 live on the second floor, they can drive up to the second
23 floor, and you enter at four points off of that garage to
24 go into the corridor on the level in which you're living.

25 So people sort of self-distribute to where

1 they're at. They generally just don't use the elevators.¹³

2 This first floor along here would house our
3 leasing office and the work-out room and all the amenities
4 that would be available for the residents.

5 CHAIRMAN MADDEN: Okay. Thank you.

6 MR. BRASWELL: Any more questions?

7 CHAIRMAN MADDEN: Not right at this moment, I
8 don't think.

9 Why don't we hear from Paul, and then I'll let

10 the people in the audience comment.

11 MR. LANGDON: Feel like I'm sitting in your
12 laps.

13 Good evening, Mr. Chairman, Members of the
14 Commission.

15 My name's Paul Langdon. I'm the Director of
16 Community Development for the City of Creve Coeur.

17 The applicant has given you a thorough
18 walk-through of the site and the project itself.

19 As he's identified, there are a number of issues
20 related to the zoning as it sits today.

21 The basic expansion of the Core Business
22 District is not unusual. It is a continuation of the
23 basic form, which is fairly intensive development.

24 We call it the Pavilion Shopping Center. Has a
25 number of retail units, it has office over retail in the

1 northwest corner. It has the theater, and it does have a¹⁴
2 parking deck, albeit a rarely used parking deck.

3 The drive that runs down beside it, Pavilion
4 Drive, was never intended to be a public street. It is
5 not today a public street.

6 It was intended to be an access for traffic
7 leaving en masse from the theater. That's where it
8 originated. The theater is right here. That's Pavilion
9 Drive. That's the parking deck, you have restaurants and
10 retail, restaurant, restaurant, restaurant, mixed office
11 and restaurant back here and retail.

12 The -- the driveway is really only built to
13 driveway standards in terms of width. The turning radius
14 here, if any of you have tried to negotiate it at a busy

15 time, is not very good, and certainly that's something
16 we're mindful of as we move forward.

17 Also you have some newer office located here at
18 the corner and you have comments received last time from
19 the owners of that building that have concerns. You also
20 have the Carriage House, which has been referred to. You
21 received comments last time on that, and I think you'll
22 get comments tonight from residents there.

23 These are all factors that we're aware of.

24 I think one of the things that you also need to
25 be aware of, and I don't want to presume on the Board of

15
1 Adjustment here, but it does help with the general
2 understanding of how we got here and some of the issues,
3 that not only will the Board of Adjustment will be looking
4 at, but I think that you all need to look at as well, and
5 that is the zoning history of this area.

6 It has been commercially zoned along Olive
7 Street Road since the City incorporated. This is part of
8 the original incorporation area. At the time there was no
9 Olive Boulevard, this is where Olive went. And this was
10 always seen as an area coming off of Lindbergh for
11 commercial development.

12 When Carriage House came along, the project, as
13 a concept, the City did not have a Multifamily District
14 that could handle it. It was proposed actually originally
15 over here close to Lindbergh or over here where there's
16 currently an office building.

17 At the time they developed the Multifamily, it
18 was called Planned Multifamily Development, the P
19 District. And it allowed for higher density, which
20 Carriage House is. It allowed for shorter setbacks and

21 less green space. Basically, it was a compression of the
22 what was conventional garden apartments at the time. This
23 was the early 1980s.

24 The two sites failed, but ultimately Carriage
25 House came out of that zoning. Ultimately, the City

1 decided that that P District was not very workable, so¹⁶
2 they reworked it into what became the MF or Multifamily
3 District.

4 In addition, there was the AR, Attached Single
5 Family, which is sort of townhouses, and then there are
6 all this Single-Family Detached Districts.

7 Carriage House was zoned Multifamily. That's
8 important because going forward you had a multifamily
9 parcel surrounded by commercial development or commercial
10 zoning.

11 And commercial zoning popped up over the years.
12 You had the development take place here at Pavilion, which
13 initially stage you see, but then went to Core Business.
14 Had all this development along the north side, the
15 expansion of Lou Fusz with the Subaru dealer.

16 You have the office building here right at the
17 interchange ramp, the other dealership and some various
18 offices and a -- and a school right here, a private
19 school. So you saw a variety of different development.

20 In the late 1990s, the City, 1997, the City
21 adopted a new zoning code. It was a complete rewrite. A
22 lot of new standards were brought in.

23 One of those was anything in the Core Business
24 District had to provide this 200-foot buffer if it was
25 adjacent to Single-Family Residential.

17

1 Remember at the time that there was still
2 Multifamily Residential. There was a clear break there
3 when you were beside Single-Family, you had big buffers.
4 If you were beside Multifamily, no buffer.

5 In this case you had multifamily development,
6 and so there was no presumption that they were creating
7 some sort of a -- a buffer zone around that particular
8 development or any like it, frankly.

9 Just a couple years after that zoning code was
10 adopted, there was a move in the City to get rid of all
11 Multifamily zoning. There would be no more Multifamily
12 zoning as a designation. Any properties that were zoned
13 Multifamily would be zoned something else.

14 In that effort, this along with all the other
15 apartment complexes, were evaluated for what was the best
16 district, because, as you know, that's not a townhouse.
17 That is not attached Single-Family development, but it's
18 also not a business either, it's where people live.

19 So they decided at the time that the best use or
20 the best district would be AR, even though it isn't AR, it
21 doesn't meet any of the standards of AR, at least AR was a
22 Residential District that allowed somewhat higher density,
23 and that's about as far as -- as this project went along
24 with it.

25 The problem though is that now you brought along

18

1 a whole bunch of protection standards for a style of
2 development that were never intended to go with this style
3 of development. But that's the way it went, and that's
4 what we have today, AR zoning on a multifamily project.

5 Several years go by, the General Commercial

6 zoning stays in that area. Nothing happens.

7 Comprehensive Plan is written in 2002. There's
8 specific wording in there that the City should envision
9 this as a Commerce Center. That's the name given to this
10 district of the City. There's wording in there that says
11 the City should be prepared and should encourage
12 large-scale redevelopment, sophisticated redevelopment
13 with high design -- design standards and should, in fact,
14 it goes as far as encouraging a green-tape approach,
15 meaning minimum restrictions; make it happen. Even with
16 that, nothing happened.

17 The Pavilion really was it. And that was the
18 only thing that -- that was taking place. Lou Fusz did
19 the Subaru dealer, which, compared to the other portions
20 of the complex, again, that's it right here, compared to
21 the repair center and the size of the Nissan and Mazda
22 dealers, it's much, much smaller. It simply wasn't taking
23 place.

24 The only other project was this one, which is
25 three stories and actually fits within the General

1 Commercial zoning, but the owner of that building will¹⁹
2 tell you that if he could have done more, he would have
3 done more. Because he had access and because he had
4 location, he knew that he could make the project work, but
5 he didn't have the zoning, and he didn't have a big enough
6 piece of land to qualify for a stand-alone Core Business
7 District.

8 He would have, in effect, been spot zoning had
9 he done that, which is curious, because when they zoned
10 this Carriage House project -- sorry -- this Carriage

11 House project to AR, they effectively spot zoned a piece
12 of property. It doesn't fit in. It's surrounded by
13 Commercial. It doesn't fit the district it's in. It was
14 a zoning of convenience.

15 We move ahead another several years, and this
16 project comes along. They're looking at a set of new
17 circumstances. The market has changed. The expansion of
18 the plant science region, if you will, with Monsanto, this
19 is -- you can see a little bit of it here, of course,
20 Monsanto's, you know, over to the west, and you have the
21 Danforth Plant Science Center and Bridge Park and now
22 the -- the Healing Center, which is owned by St. Louis
23 County, all starting to form a district. They're starting
24 to grow.

25 Part of that market study that the applicant

1 referred to looked at the growing number of people working²⁰
2 in that area that had need for this style of housing.

3 You have in your packets, and it was on the dais
4 today, letters from Danforth Plant Science Center, as well
5 as Bridge Park and Wexford encouraging the project because
6 a lot of the people that work in those centers are looking
7 for this style of housing.

8 They're coming here from out of country; they're
9 coming here from other parts of the country, they may or
10 may not stay here. They are used to a different style of
11 living in many cases and they don't want to commute.

12 Remember that back when some of this zoning was
13 done, and even at the -- in 2002, we weren't looking at
14 nearly as much interest in people living close to where
15 they work. Commuting was a part of what Creve Coeur was
16 and still is to a large degree, but it's on -- the

17 commuting is on the decrease and people wanting to live
18 close to work is on the increase.

19 And the Plant Science Center has, as a region,
20 has really seen a push amongst the people living -- or
21 working there to -- to have more housing choices nearby.

22 So that's kind of led to the genesis of this
23 project and -- and the Applicant's interest in it. It
24 really raises a lot of questions for us though.

25 Regardless of the architecture, regardless of

1 the materials, the details of the landscape plan, I think²¹
2 we first have to address this question of is this the
3 right direction for this area.

4 The Board of Adjustment has very specific issues
5 to look at, and their discussion will be focused on those
6 issues. But one of the questions they have to answer is
7 if the variances are granted and the project is built,
8 will it be a detriment to this property, to the properties
9 around it, or the City in general.

10 That's a big question, because in some ways this
11 follows with the pattern of development that's been
12 anticipated in the Comp Plan, but it's very much not in
13 following with the zoning that's in the area.

14 We haven't seen a project like this in the City
15 before except for Kings Landing. Kings Landing -- well,
16 and I take that back. Summit Lofts is very similar,
17 although not as big. It's that -- that sort of dense
18 urban model, very short setbacks, it's really, you know,
19 the buildings go right to the edges and everything is
20 focused inside. The rents are very high.

21 And I can report that the tenancy in those

22 projects is also very high. They are functionally full
23 all the time now. So there is market interest.

24 The question for you all, I think, as the
25 Planning Commission, and this really starts to preempt

1 some of the Comprehensive Plan discussions that we'll get²²
2 into later this year, is where is this area headed. Is
3 this an area that's headed for this style of development,
4 or is this an area that should be pressured to stay below
5 three stories and stay within that General Commercial
6 limitation.

7 What you see out there today, although dated, is
8 effectively what General Commercial allows. It's fairly
9 dispersed. Fairly low. Fairly low intensity.

10 Core Business, as you know, is City Place, it's
11 North New Ballas. It's the area that runs across the
12 interchange and over to Westgate. You know, that's Core
13 Business zoning. West Park on the far side of the City,
14 that's also Core Business zoning. It is a different
15 character. It is more urban in style. It is more dense.

16 Where I think you can be of the most service to
17 this process at this time is to look into that issue and
18 speak to it, so that we can then help the Board of
19 Adjustment as they deliberate on this question of harm.
20 Is there a harm or is this actually a good thing for the
21 area.

22 There's no question that's a dramatic change for
23 the properties around it. Property to the west is a part
24 of the project, so one presumes they're in favor. We
25 haven't heard from the projects to the north. Carriage

1 House residents, some of them, at least, are opposed to²³

2 the project. This is a dramatic change for them. It's a
3 parking lot beside them today. You know, this is all
4 parking lot right here.

5 This is one small building, and you got a house
6 right there, the manse, I suppose it was, for the church.
7 And the rest of it's all landscape. Now you'll have a
8 building that fills almost that entire space. That's
9 dramatic change.

10 But is that the dramatic change that the Comp
11 Plan was seeking.

12 And I suppose that's the first question I really
13 have for you. What do you think? Because we will take
14 these comments forward to the Board of Adjustment.

15 I'm not looking for you to recommend the project
16 tonight. In fact, I encourage you not to. I'm not
17 looking for you to say that you would approve the project,
18 but the first question, is this the right kind of project.
19 We've seen this before. It's a great project, it's in the
20 wrong place. Is that the case here or is this the right
21 project to lead the way to a different future than the
22 last 20 years we've seen in this area?

23 CHAIRMAN MADDEN: Mr. Eberhardt.

24 MR. EBERHARDT: What's the approximate
25 employment at the Danforth Science Center of people who

1 might be utilizing these kind of apartments, do you have²⁴
2 any feel for that?

3 MR. LANGDON: I don't know that I can answer
4 specifically to Danforth. I believe it's in the 200
5 employees range. I believe Wexford is similar. Helix
6 just started, so there's very little there. Monsanto's,

7 you know, is essentially 24-hour operation, but I think
8 their peak on campus employment at any one time is about
9 3,000.

10 Those areas are growing. Recall there's two
11 more phases to the Wexford project, both of which are
12 larger than Phase I. And then Helix is, I believe, about
13 115,000 square feet, only 20 percent or so is full right
14 now.

15 MR. EBERHARDT: Thank you.

16 CHAIRMAN MADDEN: Mr. Faron.

17 MR. FARON: In regards to the Comp Plan, it
18 seems like this project is very favorable to a lot of
19 things in the Comp Plan, as I've read the staff's report
20 and delved a little deeper into that.

21 It seems like we've attempted to lay out options
22 for this site in this area before, and it hasn't taken
23 off. I don't know if we want to continue to do that.

24 There also seems to be support from the
25 companies in the vicinity. I know we have some -- some

25
1 push back from some businesses in the vicinity, but some
2 of the larger companies, the biotech companies definitely
3 make a good point in allowing some residential options for
4 their workers and people that are in that area not to have
5 to drive somewhere to -- to lunch, do lunch, or just exist
6 and live in that vicinity.

7 It seems like in the past there's been a
8 convoluted direction to where this Carriage House building
9 exists now as its zoning is in place.

10 In taking into consideration some of the
11 comments that were made before, the previous meeting, is
12 there a possibility of softening Pavilion somehow to

13 appease the people that were against the -- or stating
14 that there could be some traffic problems, you know,
15 adjusting that? I know one of the traffic reports stated
16 that the stop sign is not of a typical nature. Maybe
17 that's something to start with. Widening it slightly.

18 Is there an option to put a light up at
19 Guelbreth and across from Carriage House? I know that's a
20 nightmare to come in and out of for some of the residents
21 there.

22 Things of that nature. I mean I think there's a
23 lot of options here to try to make this project work.

24 I know the Applicant said that dropping it a
25 story might make it unrealistic, but would that change the

1 zoning? I thought you had said that in the report that²⁶
2 that possibly would eliminate some of the variances that
3 he might have to apply for.

4 MR. LANGDON: Only one.

5 MR. FARON: Only one. The sky plan or the --

6 MR. LANGDON: Yes, the sky plan.

7 MR. FARON: Yeah. So I mean I don't want to go
8 on and on, so I've read this extensively, the staff
9 report, and there's other things I can mention, but I'll
10 -- I'll throw it back to the Commission, see if anyone
11 else has additional comments. But I think we can do some
12 things here to make it move forward on this, not to
13 approve it now, but to definitely look at it a little
14 closer. Maybe we do our own independent traffic study. I
15 think the study was done by the Applicant.

16 We had a similar conflict with Delmar Gardens
17 so, at any rate.

18 Anyone else?

19 MR. HOWARD: I have a couple comments.

20 It seems like the access to this property from
21 Pavilion is the wrong direction. That seems like the
22 wrong street to use.

23 Old Olive is built sufficiently wide to handle
24 this kind of traffic flow. Pavilion just absolutely is
25 not.

1 Has the fire department looked at this -- 27

2 MR. LANGDON: Yes.

3 MR. HOWARD: -- as far as access from both
4 sides?

5 MR. LANGDON: Yeah, I mean fire
6 department's comments -- let me bring up the site plan --
7 keep north up.

8 Right now recall that the primary access is
9 intended to be here off of Old Olive. There is access
10 today right here. It goes into the office building in
11 this parking lot and then it connects through to this --
12 the big parking lot that's here.

13 Obviously, you can see that would still be a way
14 through.

15 The fire department sees this as the primary
16 access and would not want to use this. They did look at
17 being able to negotiate a truck through here, oops,
18 through here to this point where they could then extend a
19 ladder to fight a fire in the south end of the building.

20 Concern being that once you got a truck in here,
21 if you got a truck in here, it would be extremely
22 difficult to get out, especially if there are cars parked
23 there. It -- you couldn't get a ladder truck is what it

24 comes down to.

25 So they have considerable concerns about getting

1 into that property. What they would do, and what the 28
2 Applicant has agreed to work with Demon (phonetic), access
3 is from Old Olive. They come to here and then using a
4 series of the, they call them grass pavers or turf
5 blocks --

6 MR. BARTON: Uh-huh.

7 MR. LANGDON: -- which they've approved in a
8 variety of locations before, a truck can drive down there,
9 only one time use, hopefully if -- hopefully never be
10 used. And again can then reach a point here, where then
11 extend a ladder and fight a fire in the south end.

12 It's, again, not ideal, but at least it
13 does allow them access. They are satisfied with that. We
14 met directly with the fire marshal and with the -- the
15 ladder truck captain, who felt that that was acceptable.

16 And then on the other side, they would access
17 using Carriage House parking lot.

18 MR. HOWARD: Okay. So that would eliminate
19 those trees that we see on this landscape plan?

20 MR. LANGDON: No. No. They work around the
21 trees. They're not worried about that. That's why they
22 keep a chainsaw on the truck.

23 MR. HOWARD: And then isn't this -- if we
24 move this concept, now this is four stories, I think we're
25 looking at three in the form base code Downtown District.

1 This would be -- 29

2 MR. LANGDON: Three up -- three up to six.

3 MR. HOWARD: So this would be the kind of
4 development that we'd like to see --

5 MR. LANGDON: Yes.

6 MR. HOWARD: -- in that area --

7 MR. LANGDON: Uh-huh.

8 MR. HOWARD: -- certainly.

9 MR. LANGDON: Yeah. And to the extent it's
10 relevant to Kings Landing, and Kings Landing is, at least
11 for the last several years, extremely successful, we would
12 encourage more.

13 CHAIRMAN MADDEN: You done?

14 MR. HOWARD: Yes, I am.

15 CHAIRMAN MADDEN: Okay. You know, Creve Coeur's
16 got something really going there, I think, at the corner
17 of Warson and Olive Street --

18 MR. LANGDON: Uh-huh.

19 CHAIRMAN MADDEN: -- and we got this letter here
20 saying that, you know, this is what these people are
21 looking for.

22 I just got back from Italy. You hardly see any
23 houses in Italy. The people live right near where they
24 work.

25 MR. LANGDON: Uh-huh.

1 CHAIRMAN MADDEN: They either take a scooter,³⁰
2 public bus or they walk.

3 And, you know, we're bringing a number of these
4 people in, I think, from other countries, to me this fits
5 right in.

6 Now I also agree with what Mr. Faron said, we've
7 got to make this maybe a little bit more palatable for the
8 neighbors to the east.

9 But this is, to me, a chance for Creve Coeur to
10 really make that Plant and Science Center and everything
11 else that's located over there, maybe really take off, and
12 make it easier for them to recruit world-class people, and
13 the better people we get in there, you know, and then you
14 got Monsanto right across the street, I'm sure there's a
15 number of their people --

16 MR. LANGDON: Yes.

17 CHAIRMAN MADDEN: -- that are single or they,
18 you know, maybe have -- they're married with no kids or
19 just young kids would love to live there.

20 I think this is perfect for this situation.

21 MR. LANGDON: It's important to note this
22 property south side of Old Olive -- or Olive -- Old Olive
23 Street Road is in the Ladue School District, and so we do
24 expect that there will be families living in the building.

25 CHAIRMAN MADDEN: And -- and as far as the

1 traffic, and I'm sure we're going to do an independent ³¹
2 one, well, as long as I've been on here, we can have the
3 two traffic studies will come out exactly the same, and
4 we'll still have people sitting out there in the audience
5 saying they don't know what they're doing, so I mean, and
6 usually when we get done with these projects the traffic
7 people were right, you know, so.

8 MR. LANGDON: I can add to that.

9 The -- we did ask the police department to set a
10 counter out for a week, and get some idea of the amount of
11 traffic on the street. It's a little north of 8,000 cars
12 a day. For a road this size, that's, you know, certainly
13 normal, it could handle substantially more than that.

14 There are no significant crash statistics anywhere along
15 Old Olive until you get down to the intersection with
16 Olive Boulevard, which is a whole different situation
17 because you have cars running the red light going east or
18 west that leads to crashes there.

19 But Old Olive, in general, is not a safety
20 concern today. You know, it's always a question about how
21 much traffic an apartment complex generates.

22 In general, with any residential you see a -- a
23 dispersal of the traffic. They don't all leave at the
24 same time; they don't all come home at the same time.

25 Offices and factories are the worst for that.

1 Schools are another bad one for really creating that focus³²
2 of traffic.

3 But 174 units is going to generate a fair bit.
4 Their traffic study believes that that can be
5 accommodated. Mostly if the traffic stays to Old Olive.
6 It really didn't get into the question of -- of Pavilion
7 and whether we'd have a lot of traffic cutting through
8 here. I think they made some assumptions that were very
9 low. And I think, yes, we would use the City's traffic
10 engineer to verify any of those conclusions.

11 CHAIRMAN MADDEN: Thank you.

12 Okay, Mr. Faron.

13 MR. FARON: If I could go back and mention, on
14 the Kings Landing, was the only variance the parking
15 related to these --

16 MR. LANGDON: That -- yes.

17 MR. FARON: -- four? It was just the parking?
18 The other were in some way, shape or form avoided and
19 addressed at that project?

20 MR. LANGDON: Yes, cause it's surrounded by Core
21 Business zoning, there were only the 10 foot setbacks
22 required --

23 MR. FARON: Okay.

24 MR. LANGDON: -- all the way around so.

25 MR. FARON: And I -- it seems like a project

1 like this, and you can chime in with what your perspective³³
2 on it would be, with the Commercial, the GC above there,
3 and the church that is now for sale --

4 MR. LANGDON: Yes.

5 MR. FARON: -- a project like this could infuse
6 and interject possible regrowth and development there.

7 I mean if we have the flyover coming from the
8 biotech corridor over there, and a lot of people living
9 there, I think business owners love to have that, people
10 living and working within their vicinity.

11 I mean that strip of shops up there have been
12 struggling for a long time. I would think they would love
13 to -- I'm not saying that addresses all the issues, but
14 the depressed area that -- up that -- up on Old Olive
15 there would probably benefit from additional people living
16 in the neighborhood, and it seems like you have stated
17 that in the past so and in our staff report so.

18 CHAIRMAN MADDEN: Paul, before we get too deep,
19 why don't we go to the public comment --

20 MR. LANGDON: Sure.

21 CHAIRMAN MADDEN: -- if that's okay.

22 How many people, by a show of hands, are going
23 to speak tonight from the audience?

24 Three. Okay. I'm going to regret this, but

25 I'll waive the three-minute clock if there's only three of

34

1 you, but I may reinstate it quickly.

2 So the only -- no, you're not on this one.

3 Ma'am, why don't you come forward first. Yes.

4 And when you get up there, could you please
5 state your name and address, please.

6 MS. KRAM: Joan Kram.

7 CHAIRMAN MADDEN: You can pull that microphone
8 down so you don't have to stand on your --

9 MS. KRAM: Better?

10 CHAIRMAN MADDEN: There you go. Great.

11 MS. KRAM: Joan Kram, and I live at 920
12 Guelbreth, which would be like almost next door to this
13 new project they're planning on.

14 I am here representing Carriage House, the one
15 with the porches, the second one on the lot.

16 CHAIRMAN MADDEN: Uh-huh.

17 MS. KRAM: And I am here, as I say, representing
18 them. We are not in favor of this, mainly, as you said,
19 because of the traffic.

20 It's -- first of all, we weren't told if it was
21 going to be apartments or condos. Nobody has -- well, no
22 one has even come and spoken to our president or any of
23 our neighbors in our building to even give them an idea of
24 something to think about.

25 I'd like to know just how this is going to

35

1 affect our property at 920. I don't know what they're
2 going to do as far as -- I don't know what we're going to
3 do or they're going to do or whatever as far as parking,
4 and et cetera, et cetera.

5 I'd like to know if, indeed, this project is
6 passed, when it will start being built and how long it
7 will take to be built.

8 Frankly, and I'm sorry, I think it's
9 Mr. Madden --

10 CHAIRMAN MADDEN: Yes.

11 MS. KRAM: -- I don't agree with you. I don't
12 think it's going to be of any benefit to us whatsoever,
13 and, again, we're getting back to traffic and so forth.

14 And I don't want people to think I don't like
15 kids, cause I love kids, I've got great grandchildren. So
16 please don't feel that I am against that, but it's just
17 going to be -- it's not going to be of any benefit to
18 them. And when we see kids, even now, when they come over
19 to visit grandma and grandpa, and if they're playing in
20 the yard -- in -- we have no yard, so it's our parking
21 lot. And then we're going to have more going on with this
22 new project.

23 I don't know what they're intending -- how many
24 children they're intending to allow, or if anybody with
25 children is interested.

1 But, as I say, I do want to know when this is³⁶
2 projected for; when they are intending to start building
3 if it is passed and how long it will take.

4 CHAIRMAN MADDEN: Okay. When we get done with
5 all three of you, then we'll ask him to come up and answer
6 your questions, okay.

7 MS. KRAM: Pardon me, I'm sorry?

8 CHAIRMAN MADDEN: After the three of you
9 speak --

PZ 040113.txt
10 MS. KRAM: Oh, yeah.
11 CHAIRMAN MADDEN: -- we'll ask him to come up to
12 answer the questions, okay.
13 MS. KRAM: Okay. Fine. Thank you.
14 CHAIRMAN MADDEN: Thank you very much.
15 Mr. Kent. Were you sworn in?
16 MR. KENT: No, I don't believe.
17 CHAIRMAN MADDEN: Okay. Well, then we need to
18 swear you in, please.
19 (Mr Kent was sworn by the court reporter.)
20 MR. KENT: Robert Kent, 13084 Ferntrails Lane.
21 I just wanted to comment, it's not on the map,
22 but just across on the other side of Old Olive Bowl is
23 LaVerne Collins Park. And it's within walking distance.
24 And LaVerne Collins Park has been underutilized, to say
25 the least.

1 And so, perhaps, if we get this development,³⁷
2 it'll be attractive to the people in the development,
3 particularly if they have children, which was just
4 mentioned. And in addition we can perhaps justify having
5 put that park where it was.

6 Thank you very much.
7 CHAIRMAN MADDEN: Thank you.
8 Mr. Caldwell. Were you sworn in? I didn't
9 know.

10 MR. CALDWELL: Yes.
11 CHAIRMAN MADDEN: Okay.
12 MR. CALDWELL: David Caldwell, 257 Brooktrail
13 Court.

14 I thank the Chairman for waiving the
15 three-minute rule, but I'll do the best that I can.

16 I would like to maybe ask Mr. Langdon to weigh
17 in on this, but as I look at this project, it can be
18 approved as General Commercial, so he's asking for Core
19 Business, but technically it can't be approved as Core
20 Business either because of all the variances that are
21 required.

22 It can't really be approved as a straight Core
23 Business project. Many variances are needed to make it a
24 Core Business eligible.

25 So my question to Mr. Langdon, why wouldn't this

1 be a Planned Residential District, in which case there ³⁸
2 would be a different set of rules that would apply, and we
3 would talk about the public benefits and so forth, and we
4 would also characterize the project going forward by
5 making Core Business it can be anything that -- if this
6 project failed, as it is proposed, then it's Core
7 Business, it could be anything that is Core Business from
8 now on.

9 So my question -- one of my questions is why
10 wouldn't this be approached as a Planned Residential
11 District?

12 Now, I think Mr. Eberhardt raised the issue
13 about the employment in the area. And I would say that at
14 174 units, this is a drop in the ocean as -- in terms of
15 addressing the housing of the people in the area. I
16 worked at Monsanto, and I know about that.

17 So but if there is a general community interest
18 to provide housing there, then it would equally be
19 possible to use the same zoning that applies to the
20 Carriage House, and make -- put in housing of a similar

21 scale to the Carriage House on that property, and you
22 could provide housing there.

23 There's no reason that -- more -- no more of a
24 reason to extend the Core Business zoning from the west,
25 as there is to extend attached residential or other

39

1 residential zoning from the east.

2 So I -- I think that there's -- there are other
3 common sense approaches to this project other than
4 squeezing in the ultimate maximum unbelievable density
5 that is proposed requiring all these variances, and still
6 achieve the purposes of the -- of the -- the Comprehensive
7 Plan.

8 And, lastly, I think -- I haven't seen the
9 traffic studies, I don't know what extent they have been
10 done, but not only the -- the residential -- the residents
11 there, but also some of the businesses have raised that
12 issue so that shouldn't be finalized.

13 There may be people who disagree with it, but
14 that's no reason not to do a full and complete traffic
15 study.

16 So I would encourage continued study, as
17 Mr. Langdon has recommended, on this site.

18 The area does need improvement, and I think it
19 should start with some commitment from the City.

20 Mr. Kent brings up the park. There really isn't
21 adequate sidewalks to take people to that park. You'd
22 have to be walking through parking lots to get there.

23 So, and there are a lot of things that -- the
24 flyover is eons away, if ever, so that shouldn't even be
25 considered in terms of justifying this project.

1 The City needs to make a lot of commitments to
2 improve the infrastructure in the area. And this project
3 is not -- not doing any of that, whereas a Planned
4 Residential District would maybe make some contributions
5 there.

6 So I think we need to apply a lot of common
7 sense and not get mired down in some of the zoning
8 history.

9 CHAIRMAN MADDEN: Thank you.

10 Is there anybody else? Okay.

11 Paul, would you like to answer those comments?

12 MR. LANGDON: Just answer them from here.

13 The -- the key issue with the Planned
14 Residential is that one of the requirements to rezone to
15 Planned Residential District is that the surrounding
16 properties be predominantly residential.

17 In this case only Carriage House is residential.
18 The rest of it's all commercial. So it doesn't meet the
19 base requirement.

20 In addition, there are buffer standards within
21 Planned Residential as well, which, again, go to Single
22 Family Zoning, which AR technically is, even though
23 Carriage House is not. So we did look at Planned
24 Residential zoning, and it doesn't fit any better than
25 Core Business.

1 Also it has a maximum density of 20 units per
2 acre, which matches the maximum density under AR, as well
3 as the maximum density without a conditional use permit in
4 Core Business.

5 So at I believe 43 units per acre for this

6 development, again Planned Residential doesn't work.

7 So we did look at it. It doesn't work.

8 ALR -- extending AR would not allow either this
9 project or Carriage House. The Carriage House project
10 doesn't meet the minimum acre size; doesn't meet the
11 minimum lot size; doesn't meet the density limit; it
12 doesn't meet the site coverage limit.

13 So even -- that's Carriage House. That's not
14 the proposed project. So the AR doesn't work either.

15 Definitely discussed the issue with the
16 Applicant that -- that we always try to consider, which is
17 what could subsequent land uses be should the project
18 fail, but the zoning remains.

19 And, again, we really come back to that same
20 question. Is this area headed for the Core Business style
21 of development, whether that's high density residential or
22 office buildings or high density retail, or is it really
23 destined to stay General Commercial, which is what it is
24 today.

25 CHAIRMAN MADDEN: All right. Thank you.

1 Mr. Braswell, could you come back up and let us⁴²
2 know if -- how long this will take to build and when you
3 propose to start. I know it depends on variances and
4 other things.

5 MR. BRASWELL: Based on your approving it
6 tonight you mean?

7 CHAIRMAN MADDEN: Yeah.

8 MR. BRASWELL: I'll just give you the timeline
9 for the -- for the -- when we would -- if we could start
10 from a construction standpoint.

11 We -- we plan approximately 18 months from the
Page 35

12 time we would get building permits and start construction.

13 There was one other question too. I mean --

14 seems to me there was. Is there --

15 CHAIRMAN MADDEN: How it affects her property --

16 their property.

17 MR. BRASWELL: From construction standpoint, we

18 wouldn't be on them at all. I mean we can't do that.

19 CHAIRMAN MADDEN: Okay. Thank you.

20 MR. CALDWELL: Mr. Madden, can I have one more

21 comment?

22 CHAIRMAN MADDEN: Sure. Do I need the clock?

23 MR. CALDWELL: No.

24 This reminded me when they question about how it

25 would affect their property. And I think this pertains to

43
1 the sky plane thing. I think this would have a severe
2 impact on the Carriage House in terms of the sunlight in
3 the afternoon. So I think that would -- we'd need to have
4 a -- maybe an explanation from a expert on that to -- to
5 tell the people how it would affect them.

6 CHAIRMAN MADDEN: Thank you, Mr. Caldwell.

7 And that will close the public hearing.

8 MR. LUMLEY: After I do my exhibits.

9 CHAIRMAN MADDEN: After you do your exhibits.

10 MR. LUMLEY: Thank you.

11 I offer the following exhibits into the record
12 of this public hearing: Documentation in possession of
13 the City Clerk reflecting the notice that was provided to
14 the public concerning the hearing; the staff's report
15 regarding the application; the City's Code of Ordinances
16 and Charter; the City's Comprehensive Plan and the public

PZ 040113.txt
17 file regarding this application.

18

19 (This ends the public hearing)

20

21

22

23

24

25

44

1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional
6 Reporter, Missouri Certified Court Reporter, Illinois
7 Certified Shorthand Reporter and Kansas Certified Court
8 Reporter, do hereby certify that I reported the Planning
9 and Zoning Public Hearing stenographically and later
10 reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearing.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

16

17

18

19

20

21

22

PZ 040113.txt

23

24

25

45



DONALD DANFORTH
PLANT SCIENCE CENTER

RECEIVED
MAR 28 2013
PLANNING DEPT.

March 26, 2013

Mr. Paul Langdon
Community Development Director
Creve Coeur City Hall
300 North Ballas Road
Creve Coeur, MO 63141

SAM J. FIORELLO
Chief Operating Officer and
Senior Vice President
sjfiorello@danforthcenter.org

975 North Warson Road
St. Louis, Missouri 63132

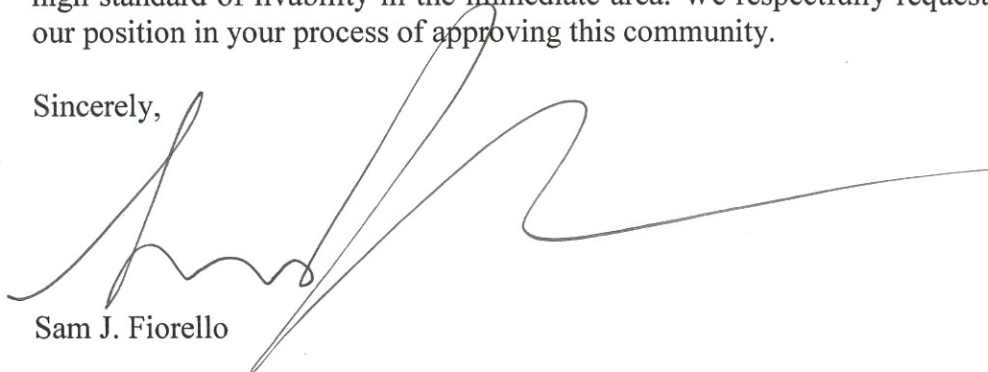
p 314.587.1011
f 314.587.1111

RE: The Proposed Vanguard at Creve Coeur apartment community
10360 Old Olive Street Road, Creve Coeur, MO 63141

Dear Mr. Langdon:

It has come to our attention that there is a proposed luxury residential community located at 10360 Old Olive Street Road before the city of Creve Coeur Planning and Zoning commission. The Danforth Center would like to go on the record as strongly supporting this proposed development. We feel that The Vanguard at Creve Coeur will provide our scientists a convenient housing option. In addition we believe this development will continue to add to the high standard of livability in the immediate area. We respectfully request your consideration of our position in your process of approving this community.

Sincerely,



Sam J. Fiorello

March 28, 2013

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

Dear Mr. Langdon,

Thank you for allowing me to submit the concerns regarding Application #13-003 for developing **The Vanguard at Creve Coeur Multi-Family Residential Development** on behalf of the neighboring property, 10448 Old Olive Street Road, due to my being out of town for the rescheduled Planning and Zoning Meeting, April 1st.

Major concerns are as follows:

1. The traffic is currently heavy on Old Olive Street Road. As our parking lot reaches full capacity on a daily basis with surgical patients from our surgery center, we are very concerned about the increase in traffic.
2. We currently worry about our patient's safety if they are crossing the street. There is a bus stop in front of our property (on the curve) as well as speeding cars entering Old Olive from Olive Blvd. traveling north on Old Olive.
3. Pavillion Street is currently considered an access road, which is indeed a very highly trafficked area due to the restaurants and theater in the shopping center. The street is extremely narrow and there is a lot of confusion regarding the two way stop with on-coming traffic coming from Olive Blvd.
4. Our main concern is overall traffic flow, congestion and access to entrances.

I personally work at this location and I witness daily traffic activities, near misses with car accidents, congestion and a very poorly engineered traffic control for the area. Since the restriping of Old Olive from Olive Blvd., there is a huge traffic issue. Every morning I witness cars that used to have a turn lane, are now stopped to turn into Fitness Edge or Waterway Car Wash and other cars use the turn lane into the shopping center to go around the turning cars. It is a traffic nightmare.

In summary, there is a huge concern with our owners that this proposal includes high density housing with the number of the units proposed. We understand some consist of one, two and three bedroom units which could create a large population of people and traffic.

Sincerely,

ReGina Simo
Owner of 10448 Old Olive Street Road
FRK Properties
Tel. 314.308.7681
regina@anaturallyou.com

Cc: Dr. Frank Simo, Richard Armbruster and Janet Armbruster

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, MARCH 18, 2013

7:00 P.M.

TRANSCRIPTION FROM TAPE RECORDING OF PUBLIC COMMENTS

CONCERNING APPLICATION 13-003

THOSE IN ATTENDANCE:

Mr. James Faron

Ms. Cynthia Kramer

Mr. James Schnarr

Mr. Lee Curtis, City Attorney

Mr. Paul Langdon, Director of Community Development

Ms. Whitney Kelly, City Planner

Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314)487-2259

1 MR. LANGDON: Yeah, it'll be recorded, so
2 we'll --

3 MR. SCHNARR: Yeah.

4 MR. LANGDON: -- we'll have the recording.
5 Won't be -- there's no minutes because the meeting
6 doesn't --

7 MR. SCHNARR: There's not --

8 MR. RICHARD ARMBRUSTER: Be recorded for the
9 next meeting?

10 MR. LANGDON: We can -- we can transcribe the
11 comments and provide them, yes.

12 MR. RICHARD ARMBRUSTER: For the next meeting?

13 MR. LANGDON: Yes.

14 MR. SCHNARR: Right.

15 MR. LANGDON: So now would be a good time, if
16 you like to.

17 MR. RICHARD ARMBRUSTER: I represent FRK
18 Properties --

19 MR. LANGDON: We need you at the microphone so
20 we can record you.

21 MR. RICHARD ARMBRUSTER: Sorry.

22 I represent FRK Properties. We're at 10448 Old
23 Olive Street Road.

24 MR. CURTIS: You need to state your name and
25 address.

1 MR. RICHARD ARMBRUSTER: Richard Ambrewster,
2 10448 Old Olive Street Road, Creve Coeur, Missouri.

3 My statement is this. Due to the nature of the
4 traffic flow to and from our facility at 10448 Old Olive
5 Street Road, and if anybody has got the -- the package
6 that shows the overlay of the -- of the property in
7 question, 10360 and 10420, we're basically two blocks
8 away.

9 MR. CURTIS: You're talking about the
10 Application 13-003 --

11 MR. RICHARD ARMBRUSTER: That is correct. That
12 is correct.

13 MR. CURTIS: -- the 5.26 acres --

14 MR. RICHARD ARMBRUSTER: That is correct.

15 MR. CURTIS: -- rezoning.

16 MR. RICHARD ARMBRUSTER: We have a medical
17 building. We have outpatient facilities on the first
18 floor. It's a two-story structure. And we have a
19 physician's office and a spa location on the second floor.
20 We have maxed out on our parking for that parcel of land.

21 If you know the way Old Olive Street Road flows,
22 there's a hard right before you get to the property as you
23 would head north on Old Olive Street Road.

24 I think I got the same thing. There you go.
25 That is my building.

1 As our patients come around this building, it's
2 almost like a blind curve to the right. They don't know
3 where it's at, perhaps, they're using GPS, they're using
4 visual recognition, by the time they get to this, they
5 realize, ooh, I got to make my right here into this
6 parking.

7 If this parking is full, and we're gladly full
8 most of the time, where do they go. Well, they hesitate
9 and they may have to park somewhere over here or find
10 parking someplace else.

11 My concern is this proposal is on this street --
12 Regina, what's the name of that street?

13 REGINA (IN AUDIENCE): Pavilion.

14 MR. RICHARD ARMBRUSTER: -- Pavilion. Pavilion
15 is an issue for me as a -- as a business owner in Creve
16 Coeur in -- in several regards.

17 Is the -- the path north is an issue; the path
18 coming south now becomes an issue with regards to how the
19 traffic flow is going to come in and out of this new
20 proposed complex.

21 There's a stop sign right here, which is
22 actually a chaos of confusion, if you've ever been there,
23 about are you going to go straight, are you going to go
24 right, are you going to go -- where are you going to go.
25 It's only two lanes.

1 So my -- in summary, the congestion and the
2 traffic flow that may harm my viability as a business is
3 at question.

4 So if this piece of property is to be developed,
5 I believe that traffic flow has got to be looked at
6 insofar as it affects the commercial enterprises around
7 that parcel.

8 Coming north, it's a blind curve. They bypass
9 it, but if traffic is coming out of that parcel because
10 they live there and they're going to work at a particular
11 time or coming home at a particular time, I have a
12 secondary concern about the safety.

13 So, one, I'm concerned about traffic, traffic
14 flow as it pertains to my business, and secondarily, I
15 think you got to consider the safety.

16 That's a blind curve. You got a lot -- how
17 many -- 174 multi-family units. Has -- has -- has someone
18 considered the traffic flow? I think it has to be looked
19 at.

20 People may be harmed and my commercial business
21 may be impaired, so.

22 MR. LANGDON: Thank you.

23 Just so you understand, they can't really engage
24 since we can't open the meeting, so we have your comments,
25 we'll transcribe them, and we'll provide them to the

1 Commission for the next --

2 MR. RICHARD ARMBRUSTER: They will provided for
3 the next meeting? Okay.

4 MR. LANGDON: Yes, sir.

5 MR. RICHARD ARMBRUSTER: Regina, before I leave
6 the podium -- Okay.

7 Well, thank you very much.

8 MR. CURTIS: Thank you.

9 MS. KATHLEEN McCLUE: Where do I -- oh.

10 My name's Kathleen McClure. And he's talking
11 about how it might adversely affect a business. I am a
12 property owner there. I'm a resident. I live at a
13 condominium at 942 Guelbreth Lane.

14 And like he said, if you were over there and saw
15 how the traffic flow goes over there, I think you'd have a
16 better idea of it.

17 He's talking about Pavilion. Pavilion is really
18 an access road. It doesn't even have a line in the middle
19 of the road. If you want to call it a two-lane road, it's
20 a very narrow road. Like I said, there's no line. I
21 called here, and they said that they call it an access
22 road, not a regular road.

23 And also on that road, they have all the traffic
24 from the theater and all those restaurants are flowing
25 into that road also, besides the normal people that just

1 use it to cut over from -- from Olive to Old Olive.

2 Where we are at 942 Guelbreth, when -- they've
3 recently, not too long ago, readjusted that road out
4 there, Old Olive. So now when you pull out of our -- our
5 complex, when you pull out on Guelbreth there and you make
6 a -- want to make a left onto Old Olive, the people that
7 are coming from Olive up Old Olive toward Lindbergh, they
8 want to make a left on Guelbreth, so they're sitting there
9 to make their left, and we're sitting there in our parking
10 lot trying to make a left to get onto Old Olive, and those
11 people have the right-of-way before we do. All the people
12 making a left-hand turn have the right-of-way, so they're
13 waiting for all the people to clear coming from Olive
14 going down Old Olive so they can make their left.

15 In the meantime, we have to wait for all those
16 people to make their left-hand turn, before we can --
17 besides the ones that are going straight before we can
18 ever get out on Old Olive to make a left-hand turn.

19 MR. CURTIS: Can you point out on the map where
20 your -- where Guelbreth is.

21 MS. KATHLEEN McCLUE: I think we're right here.

22 MR. LANGDON: That's correct.

23 MS. KATHLEEN McCLUE: I think there, yes.

24 And our garages, see, that would be -- our
25 building's to the right of this, the garages are here, and

1 that building you're proposing is going to back up to our
2 garages. And what I understand is that you are trying to
3 change that. Right now you have something in place where
4 they'd have to be a certain distance from our property
5 line, but they tell me you want to change some ordinance
6 or something so that that building can come closer to our
7 property.

8 Now, I don't really know how that's going to
9 affect us. I don't know why the original thing was
10 proposed anyway, they had a certain distance, but,
11 evidently, this company wants to change it.

12 So I don't know how that's going to affect us.
13 But traffic wise, it's already a mess over there.

14 And like the man who's -- is having this -- this
15 developer and the owner, came to my building. He offered
16 to -- he's very nice. His name is David. He came to my
17 building. He offered to. He showed me the plans and he
18 talked to me. And he was telling me, I said, so how's it
19 going to help us in any way. He says, well, you'll have
20 more neighbors. I said, look at, you moved out on Wild
21 Creek Road, you told me, to deal with the traffic, just so
22 you can get away from all the extra people.

23 You know, for them to put that there, he's got
24 two-bedroom units, he's got three-bedroom units, plus one.

25 Those two-bedroom and three-bedroom units aren't

1 going to have one and two people in them. They're going
2 to have multiple people in those units, plus the visitors
3 that come to that building, plus the 174 units alone.
4 That's a lot of people to put on that when you only have
5 one little access road there emptying out all the people
6 from that -- that show and that shopping center where all
7 the restaurants are, as well as us trying to get down and
8 out to go onto Old Olive.

9 So I'm very adverse to it. I don't -- I
10 don't -- I don't think it's a good idea to put that there
11 at all.

12 MR. CURTIS: Thank you.

13 MR. LANGDON: Thank you.

14 MR. CURTIS: Thank you.

15 MS. KATHLEEN McCLUE: Please keep my comments
16 also for the next meeting.

17 MR. LANGDON: Yes, ma'am.

18 MR. ROBERT WEDEPOHL: I'm Robert Wedepohl, and I
19 own a condo same place she does, and --

20 MR. LANGDON: Need you to give the address, sir.

21 MR. ROBERT WEDEPOHL: 9 -- 942 Guelbreth.

22 MR. LANGDON: Thank you.

23 MR. ROBERT WEDEPOHL: And we have -- I bought --
24 I bought my place.

25 Then now you put that place against me. I'm --

1 like now, we do have trouble getting out of there now, but
2 it's going to be a mess if they have all these cars coming
3 in and out and cars coming out, cause the road, you know,
4 everybody comes -- everybody comes down Olive Street or
5 they get off and you make shortcut through Old Olive
6 Street right now. Cause that's -- instead -- they
7 can't -- that's only way they can go when -- if they're
8 going south, they can only go -- make a right turn on Old
9 Olive Street by our place. Right now.

10 But then you're going to put more people in that
11 area. I don't think that's right. And I don't think
12 that's right for -- because we got so much rental property
13 the other way, north of us, that I don't know why you need
14 more rental property to start with.

15 And that's a big (inaudible) as far as I'm
16 concerned.

17 MR. CURTIS: Could you repeat your last name
18 again.

19 MR. ROBERT WEDEPOHL: Wedepohl, W-E-D-E-P-O-H-L.

20 MR. CURTIS: I'm glad I asked.

21 MR. ROBERT WEDEPOHL: I know. German.

22 So I believe the same way she does, and I just
23 want my voice heard. That's all. Okay.

24 MR. CURTIS: Thank you.

25 MR. LANGDON: All right. Hearing none others,

1 then we'll wrap it up for tonight.

2 Again, my apologies. We will have the comments
3 that have been made available to P&Z and be made part of
4 the next meeting's packet, so be online when that packet
5 is posted.

6 Thank you very much.

7 (This ends the recording.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I transcribed, from the recording, the comments of the public at the Planning and Zoning Public Hearing; and that this is a true and accurate reproduction of the recording.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

Residents of Carriage House Condominiums

Proposed Development	Vanguard At Creve Coeur Rezoning and Rewriting of City Building Code.	
	We, the undersigned, are Against Having a 174 Unit, 3 and/or 4 Story Apartment Complex Built Next Door to Our Homes. We protest the re-zoning and rewriting of city building code that will make this development possible.	

Printed Name	Signature	Address	Comment	Date
ANDRANIQUE SCOTT		942 Guelbreth Ln #201 St. Louis, MO 63141	Carriage House Phase II Condo Units are extremely underwritten regarding sell value. These new apartments will make it impossible for owners to sell their homes!!	8/4/13
LAURA LEBEDUN		UNIT #309		8-4-13
Jin Yi Norris	Jin Yi Norris	942 Guelbreth #312 St. Louis, MO 63141		8-4-13
Aaron Linder		942 Guelbreth #104 63141	why commercial zoning? there is an attached multi-family development commercial? seems fishy to me.	8/4/13
3rd Avenue SIRHANON		942 Guelbreth St. Louis, MO 63141	Too much Traffic	8/4/13
Michael		942 Guelbreth #109 St. Louis, MO 63141		8-4-13
Sylvia Wedge		942 Guelbreth #104 St. Louis, MO 63141		8-4-13
Edith King				8-4-13
Jason Davis		942 Guelbreth Ln #113		8/4/13
Ray Rosenthal	Ray Rosenthal	942 Guelbreth #206	privacy concerns traffic concerns	8/4/13
Stanley Paden	Stanley Paden	942 Guelbreth #203	traffic concerns	8/4/13
PATRICIA MURPHY		942 Guelbreth #204	already 93 spots/entrances in 3 blocks of Old Olive	8/3/14

Residents of Carriage House Condominiums

Proposed Development	Vanguard At Creve Coeur Rezoning and Rewriting of City Building Code.
	We, the undersigned, are Against Having a 174 Unit, 3 and/or 4 Story Apartment Complex Built Next Door to Our Homes. We protest the re-zoning and rewriting of city building code that will make this development possible.

Printed Name	Signature	Address	Comment	Date
Steven Schmidt				
STEVEN KAREN SCHMIDT	Steven Schmidt	920 Guelbreth Lane	Secretary's room! 300 People!	8/24
Shahzad Sahi	Shahzad Sahi	920 Guelbreth Lane	Too big, just do same as above	8/24
MISABEL ORTIZ	Misabel Ortiz	920 GUELBRETH LANE		8/25/2013
Sam Finocchio	Sam Finocchio	920 Guelbreth Lane	Potential traffic problems on Old Olive	8/25/13
Melissa Finocchio	Melissa Finocchio	920 Guelbreth Lane	Traffic concerns (congestion)	8/25/13
Xue Lin	Xue Lin	920 Guelbreth Ln	Too crowded	8/25/13
Larry Guelbreth	Larry Guelbreth	920 Guelbreth Ln		8/25/13
Zhixun Yao	Zhixun Yao	943 Guelbreth Ln	and back traffic	8/25/13
Alex Lin	Alex Lin	920 Guelbreth Lane	Will have traffic issues	8/26/13
Sig Jan	Sig Jan	920 Guelbreth Ln	Security problem	8/26/13
Lily Li	Lily Li	920 Guelbreth Ln	Too crowded	8/26/13
			concerns traffic	8/26/13

Active lending

920 Guelbreth Ln

8-26-13



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
#13-030 FOR AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR CREVE COEUR RACQUET CLUB
AT 12691 CONWAY ROAD**

FOR THE MEETING OF: Monday, September 16, 2013

LOCATION: 12691 Conway Road. The subject property is zoned "A" Single Family Residential.

REQUEST: An application has been submitted to amend the Racquet Club's conditional use permit (CUP) to allow for two platform tennis courts with outdoor lighting on the property, adding 3,900 square feet of coverage. The request for lighting is for the platform courts only; no additional lighting of the existing tennis courts is requested.

ADDITIONAL INFORMATION: All fitness and recreational sports centers, including tennis clubs, are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all residential districts. The original CUP was issued in 1967, and amended in 1993. The property is 15.2 acres, and has pre-existing non-conforming site coverage of 29.1%. A condition of the original approval included that any subsequent plans developed for outdoor lighting are to be submitted to the Planning and Zoning Commission for its review and approval.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.210: Regulation of Uses, Table A, Permitted and Conditional Uses
- Section 405.250: "A" Single Family Residential
- Section 405.470: Conditional Uses
- Section 405.610: Non-Conformities

APPLICANT: Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Richard Randall
Pace Properties
200 N. Taylor
St. Louis, MO 63122



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013

Date

ATTACHMENTS: Applicant's drawings received September 5, 2013
Draft Ordinance
Ordinance No. 486 and 1593
Public Comments received by September 13, 2013

BACKGROUND AND PROPOSAL

The Creve Coeur Racquet Club received approval of platform tennis courts along the east side of the existing Club in 1978 from the Planning and Zoning Commission. The courts were then removed approximately 15 years ago. In the effort to reintroduce the sport back to the facility, the Club is seeking to amend the site development plan to allow for two platform courts in the vacant field between the existing tennis courts and the clubhouse. The two platform courts will add approximately 3,900 square feet of coverage, thus increasing the non-conforming site coverage from 29.1% to 29.7%. The prior amended CUP approved in 1993 was for a 1,950 square foot addition to the building over existing coverage, and therefore did not increase site coverage.) The Zoning Code allows for site related non-conformities to be expanded by no more than 5,000 square feet or 10% of its lot coverage, per the following:

SECTION 405.610: NON-CONFORMITIES

E. Site-Related Non-Conformities.

4. *Cessation of site-related non-conformities. Except as further required by Section 405.790(D), any non-residential lot with site-related non-conformities which is proposed for a change of use or which is proposed to be expanded or enlarged by more than five thousand (5,000) square feet of impervious surface or ten percent (10%) of its lot coverage, whichever is less, shall thereafter comply with all requirements of this Code including, but not limited to, off-street parking and loading, landscaping, stormwater and erosion control, floor area ratio and other applicable provisions.*

The new facility location is approximately 280 feet from the west property line and 160 feet from the east property line. Below is a close-up of the proposed location of the platform courts:



The platform courts sit approximately two to three feet above the ground while the fence rises an additional 12 feet above the platform and is in closer to the courts than regular tennis courts. The fence serves as an active part of the sport, used in much the same manner as racquetball and handball. Because the sport can be played in the winter, overhead lighting is being proposed.

Below are example photos of platform courts:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Detached single family houses	"A" Single Family Residential	NA
South	Detached single family houses	"A" Single Family Residential	Conway Road
East	Detached single family houses	"A" Single Family Residential	NA
West	Detached single family houses	"A" Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction for private clubs in residential areas, except to recommend that the City ensure that non-residential development is compatible with adjacent residential development (page 23). The Creve Coeur Racquet Club was established prior to the adjacent residential development and offers recreational amenities that are consistent with other residentially zoned uses, such as public parks and schools. Many of the adjacent residents frequent the facility. Therefore the proposal is consistent with the goals and objectives of the Comprehensive Plan.

ZONING REVIEW

Tennis and racquetball club facilities are categorized as NAICS # 713940 Fitness and Recreational Sports Centers, which is a conditional use in all residential districts. As the facility is operating under a prior conditional use permit, the amendment is for the additional coverage and lighting. As discussed earlier, the coverage is pre-existing non-conforming, and the proposed new platform courts, will not be adding more than 5,000 square feet of coverage, nor an increase by more than 10%. Therefore the only zoning issue is the lighting and placement of the proposed new facilities.

The proposed location will require the removal of three large trees as shown below:



While visiting the site, it appeared that the largest tree was very healthy, while the other two, as well as several other further south, were showing signs of disease, and ill-health. The Applicant has indicated that the first tree root system is causing damage to the existing tennis courts; however, no damage was visible. Staff recommends that a condition of approval include moving the tennis courts further south to protect the largest of the trees. However, to further protect the closest adjacent residence to the east, and to offset the loss of the trees, Staff recommends that a condition of approval include additional evergreen planting to screen the new courts and proposed lights

Lighting

The request for lighting is for the platform courts only, no additional lighting of the existing tennis courts is requested. The proposed location of the platform courts is, approximately, at the center of the site, as far from the abutting residences as possible. As indicated above, the platform courts sit about two to three feet above ground and the fence extends another 12 feet above the platforms. The light fixtures have a mounting height of 24 feet (20 foot pole + 4 foot court). The Planning and Zoning Commission may approve lighting above 16 feet in residential districts per the regulations below:

SECTION 405.680: LIGHTING

B. General Standards

- 2. In residential zoning districts ("A", "B", "C", "D" and "AR") lighting fixtures, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed sixteen (16) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by the site development plan approval in accordance with Section 405.1080.*

The proposed lighting is downcast and shielded and should meet with the illumination requirements below and with the submitted photometric plan, as well as with Section 405.680 where lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The platform courts shall be in substantial conformance with the Site Development Plan and Platform Court information materials submitted on July 18, 2013.
- The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Landscape Plan” and “Site Development Plan,” received, September 5, 2013 with the following exceptions below.
- Additional evergreen plantings shall be installed to further screen the new platform courts and their lighting from the adjacent residences.
- The location of the courts should protect the existing large tree nearest to the clubhouse as much as possible.

ACTION AND MOTION

The motion to approve site development plans as shown in the Applicant’s materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

“I move to recommend approval of an amendment to the conditional use permit for Creve Coeur Racquet Club to include two new platform courts as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of September 16, 2013” (conditions may be added, eliminated, or modified by preceding motion).

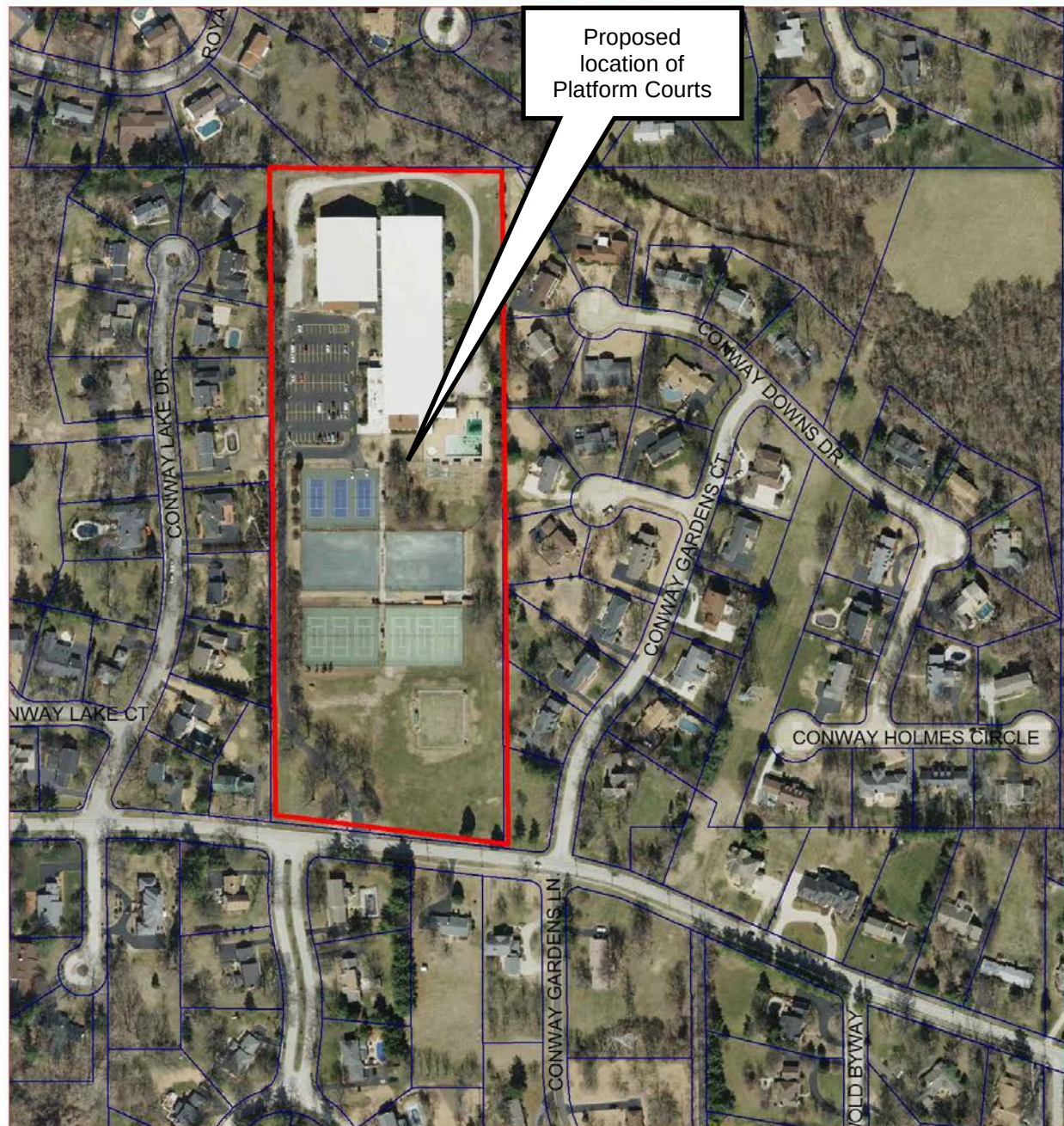
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

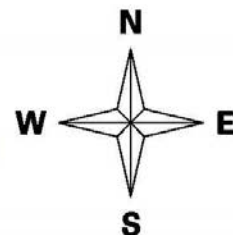
APPENDIX 3: AERIAL PHOTO



Property lines



Creve Coeur Racquet Club, 12691 Conway Road



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 09/12/2013
	Description: View looking east from the walkway in front of the proposed new platform courts. Note the house in the distance and the mature tree in the foreground.
	Description: View looking west along the walkway in front of the proposed new platform courts. Note the existing landscaping along the west property line shielding the homes from view.
	Description: View looking from the tennis court north at the proposed location, with the pool and clubhouse in the background. The Children's play equipment will be relocated.



Description: View looking east from the walkway in front of the proposed new platform courts. Note the house in the distance.

PLATFORM TENNIS

AT CREVE COEUR RACQUET CLUB

Creve Coeur Racquet Club had platform courts for many years in the 70's and early 80's. The courts were located on the east side of the Club. The issues with these courts were the playing surface was not conducive to winter play and they were located behind the Club. Since those courts were removed St Louis has not had an affordable option for those of us that love the game of platform tennis and are not members of one of the three clubs that have courts. In St Louis platform courts are located at St Louis Country Club, Bellerive Country club and the Racquet Club. Westwood Country Club and Old Warson Country Club are also considering adding platform courts. In the last ten years platform tennis has grown tremendously in popularity in the St Louis area. Locating the courts in the front of the club will be very helpful as it is a social sport and players like to be front and center. The platform courts can also be used as a teaching tool for young kids to learn tennis in the summer.

Since platform tennis is a winter only sport we feel adding the platform courts to the Creve Coeur Racquet Club facility will help balance the winter and summer activity at the club. The location in the center of the facility should not cause any impact to residential neighborhoods surrounding the club. Since no more than 8 players would be using the courts at any given time they would not cause an issue with parking.

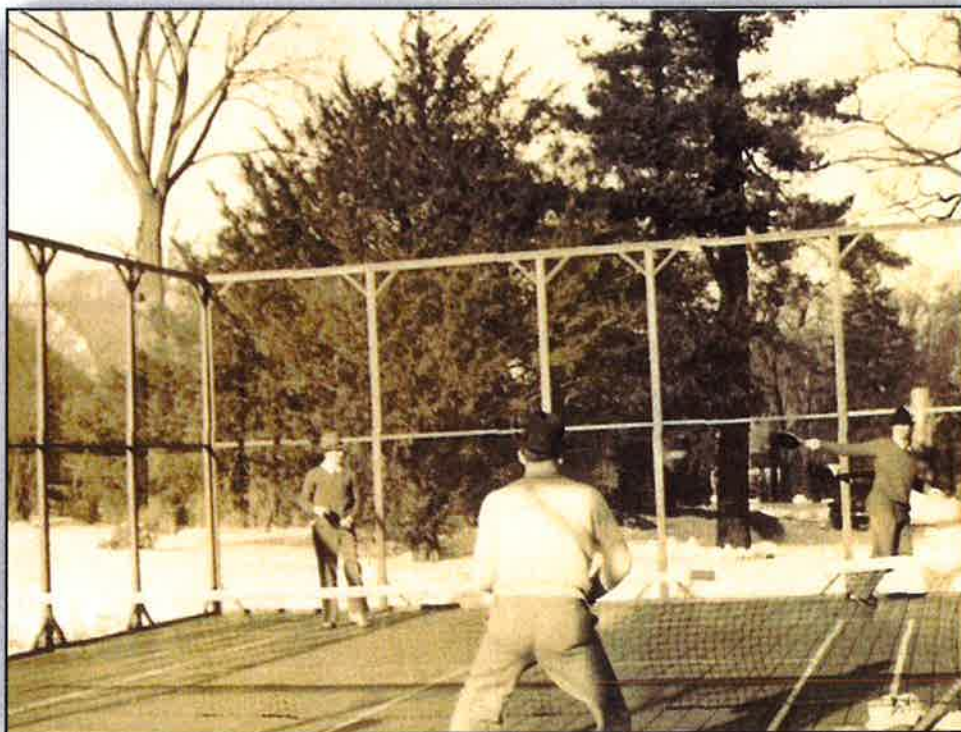
PLATFORM TENNIS

The screens were used to keep the balls in the court and to allow for the ball to be able to be played off the screens like with squash or racquetball. Today the courts are made of aluminum, with heaters below to melt the snow and lights up high for night play. Most are accompanied by an inviting warming hut (many with fireplaces) and other modern amenities.

The founders surely had no idea that the game they created would someday become a sport so thoroughly enjoyed by people of all ages and skill levels, both male and female, across the United States and Canada, and even in various countries abroad!

But, more to the point, how could this have happened? Because platform tennis is a great game on many levels. Unlike golf or tennis, learning to play is relatively easy. And it's not hard to become proficient, even if you've never picked up a paddle.

In addition, strategy is equally, if not more important, than raw power. In that sense, you might say the sport entails the power and speed of tennis mixed with the strategy and patience of chess. And as a consequence, it is highly addictive.

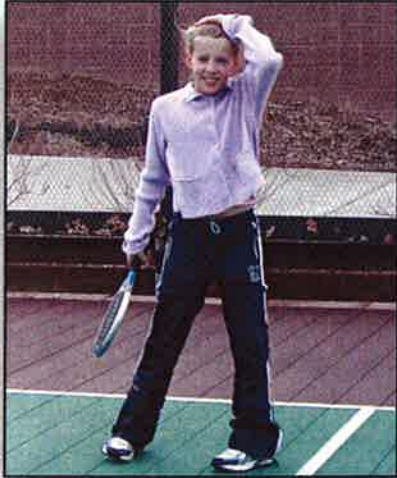


A men's game in Scarsdale, New York (1930s)



A men's game at the North Boulder Recreation Center, Boulder, Colorado (2003)

PLATFORM TENNIS



Platform tennis is an easy sport for juniors to learn and enjoy

Platform tennis is so appealing thanks, in particular, to the ability to play a hard shot off the screens. This means that men cannot easily overpower women. In fact, a hard shot into the back screen can result in the receiver hitting the ball right back at the originating driver from an even shorter distance. What athlete wouldn't enjoy turning the tables on their opponents?

In addition to being able to play at night, the sport has a long season, typically September through April.

Other reasons paddle is the ideal winter sport for residential communities include:

- It's complementary to one's tennis game, particularly volleying, overhands and strategy
- It helps increase use of often underutilized city parks during winter
- It offers a true winter sport option where few often exist
- It can be played by and between both sexes and by all age groups

In platform tennis communities, tennis and other racket sports are popular. In fact, according to a 1993 survey, more than 80% of platform tennis players also play tennis. While many of the communities where platform tennis thrives have private clubs with facilities, some also have public courts. Some of the most successful programs are at public and YMCA facilities. This is to propose that we build a public facility right here in this community, so everyone can play.

NOTES:

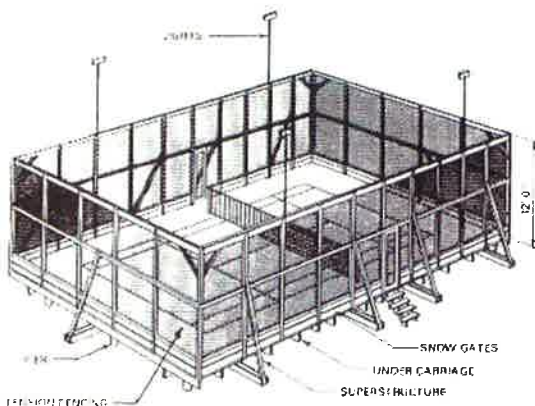
All measurements for court markings are to the outside of lines except for those involving the center service line, which is equally divided between right and left service court.

All court markings to be 2" wide.

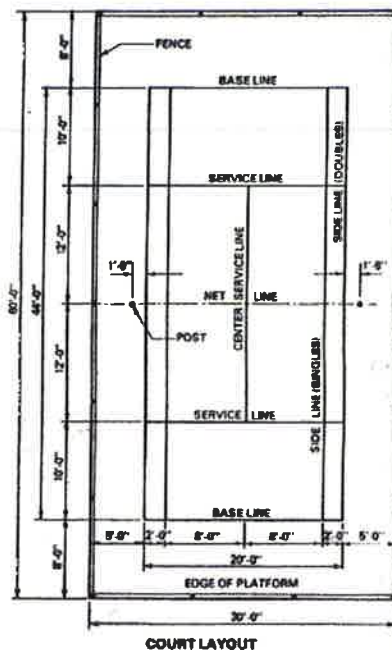
Fencing required - 12'-0" high with 18-gauge hexagonal, galvanized 1" flat wire mesh fabric.

For net post details see manufacturers' literature.

Net height to be 3'-1" at posts and 2'-10" at center court.



ISOMETRIC SHOWING FENCE (TYPICAL WOOD CONSTRUCTION)



Platform tennis is ideal for municipalities -- the courts take up less space than tennis courts, can be used year round, and are relatively inexpensive to build and maintain. Also, courts can be built on sloped land or in low and wet areas where tennis courts may be prohibited.

PLATFORM TENNIS

Fast Facts About the Demographics of Platform Tennis

85% of players
are college
graduates

More than 70% of
current players are
over 40, while 20%
are over 60

73%
play golf

80% earn over
\$75,000 and 38%
over \$150,000
annually

In 2009, the APTA had
more than 9,500
members from 34
different states

Some places where municipal platform tennis thrives:

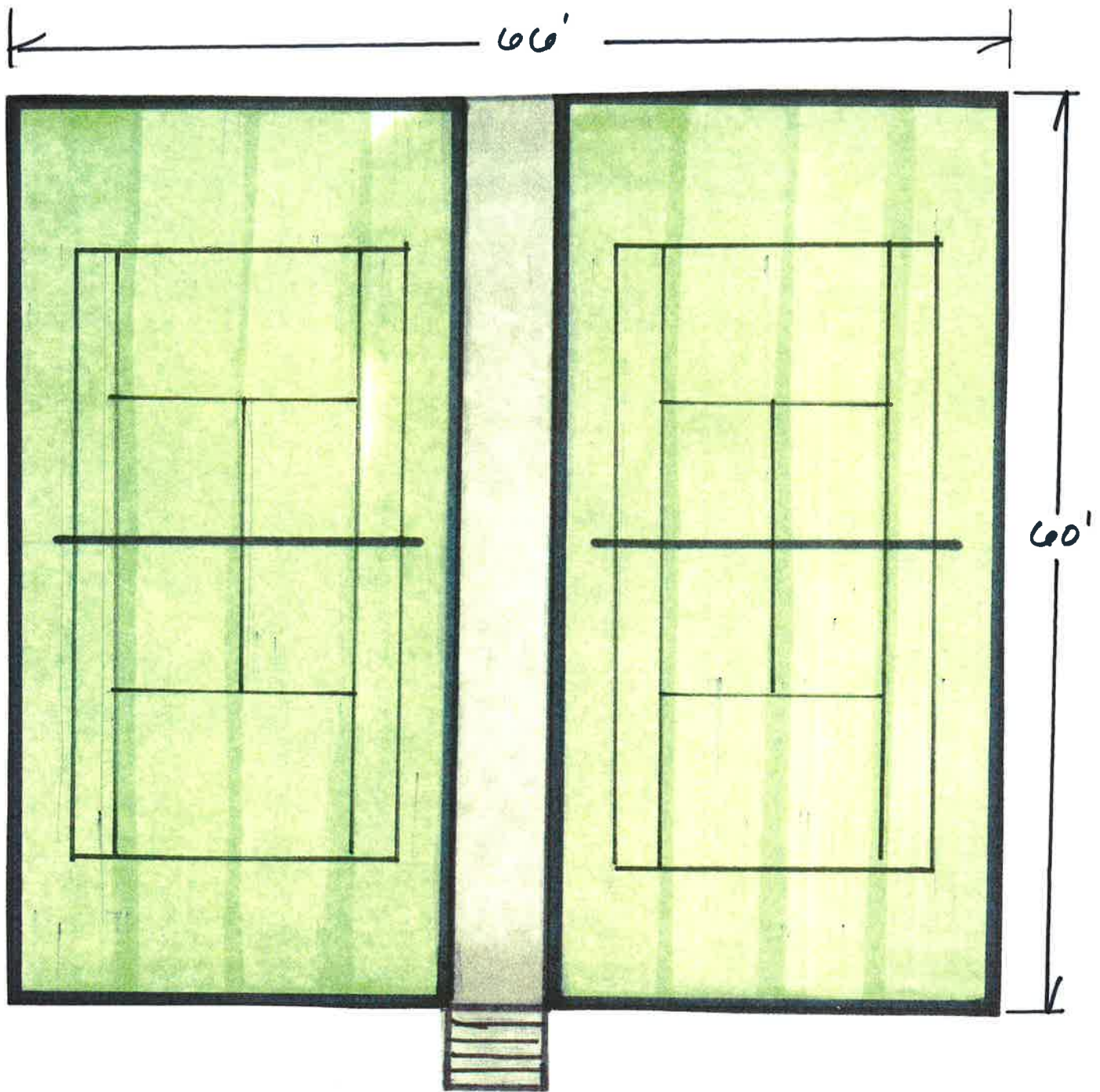
Westchester, NY • Fairfield, CT • Huntington, NY
Garden City, NY • Milwaukee, WI • Grosse Pointe, MI • Springfield, IL
Lake Bluff, IL • Hinsdale, IL • Chicago, IL • Winnetka, IL
Philadelphia, PA • Pittsburgh, PA • Cleveland, OH • Cincinnati, OH
Columbus, OH • Princeton, NJ • South Orange, NJ • Maplewood, NJ
Bergen, NJ • Essex, NJ • Morris, NJ • Somerset, NJ
Bernards Township, NJ • Rochester, NY • St. Louis, MO • Ocean City, MD
Nantucket, MA • Ann Arbor, MI • Grand Rapids, MI











CREVE COEUR RC
PLATFORM COURTS

1" = 10'

NOTES:

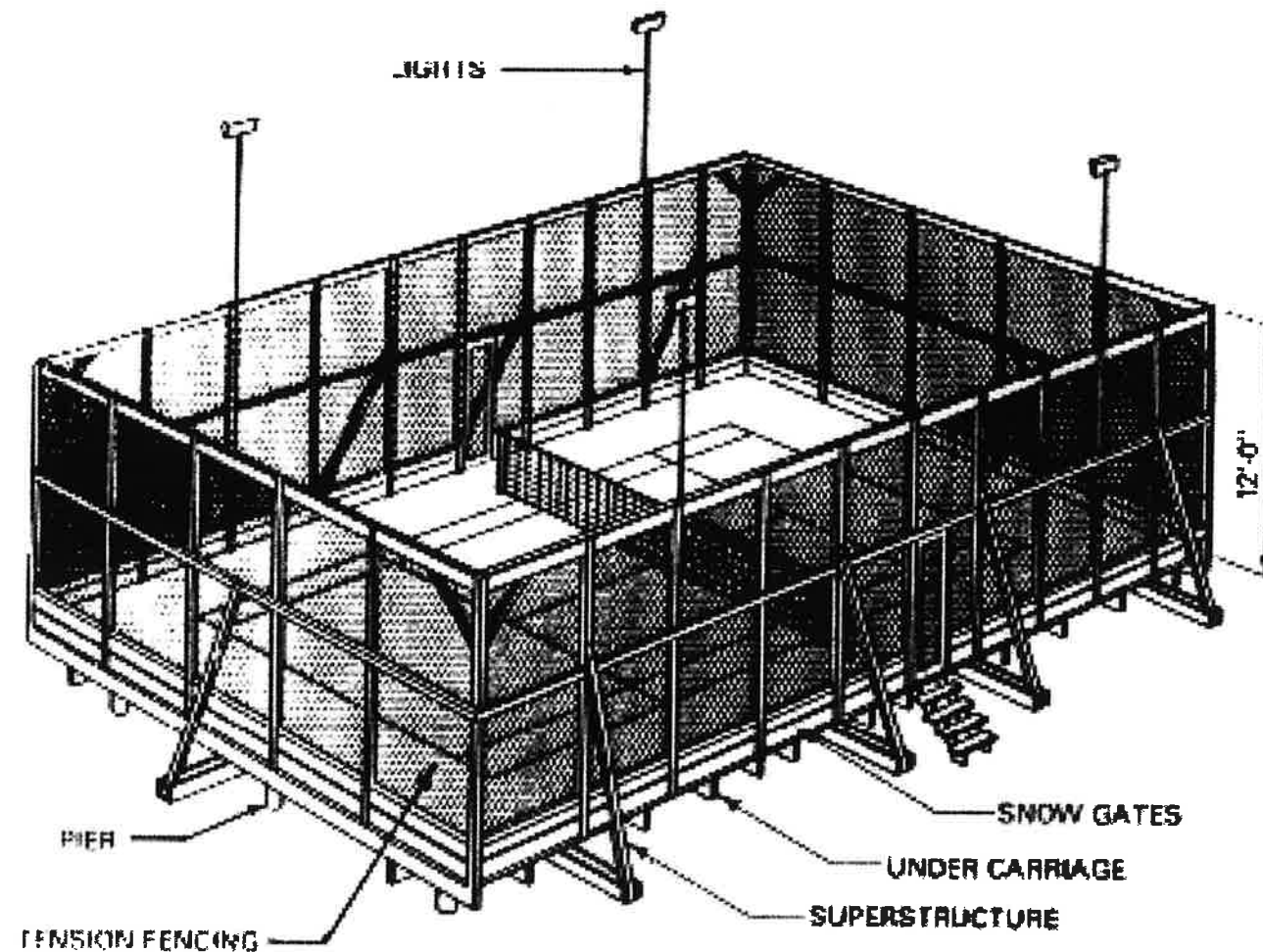
All measurements for court markings are to the outside of lines except for those involving the center service line, which is equally divided between right and left service court.

All court markings to be 2" wide.

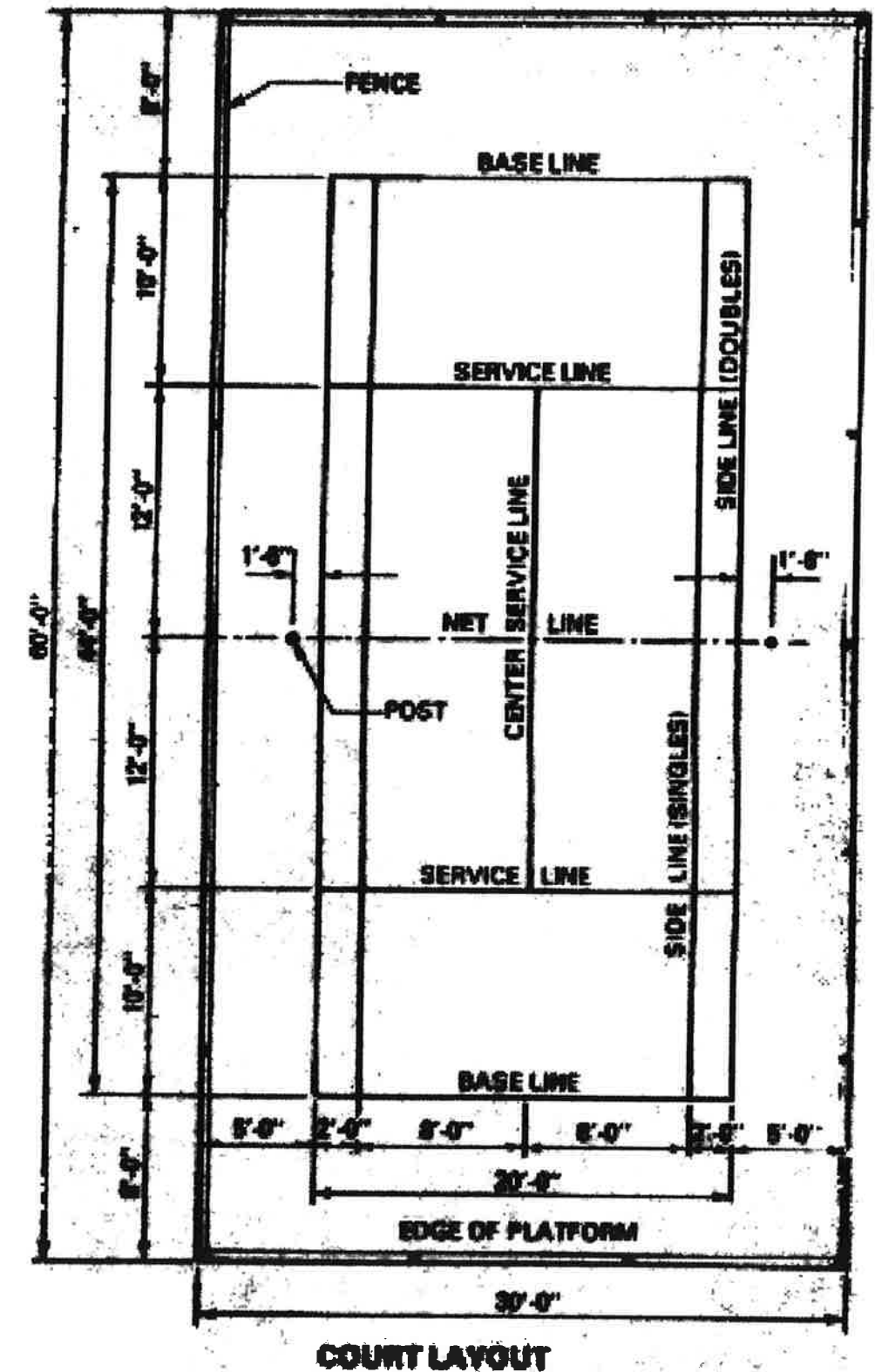
Fencing required - 12'-0" high with 16-gauge hexagonal, galvanized 1" flat wire mesh fabric.

For net post details see manufacturers' literature.

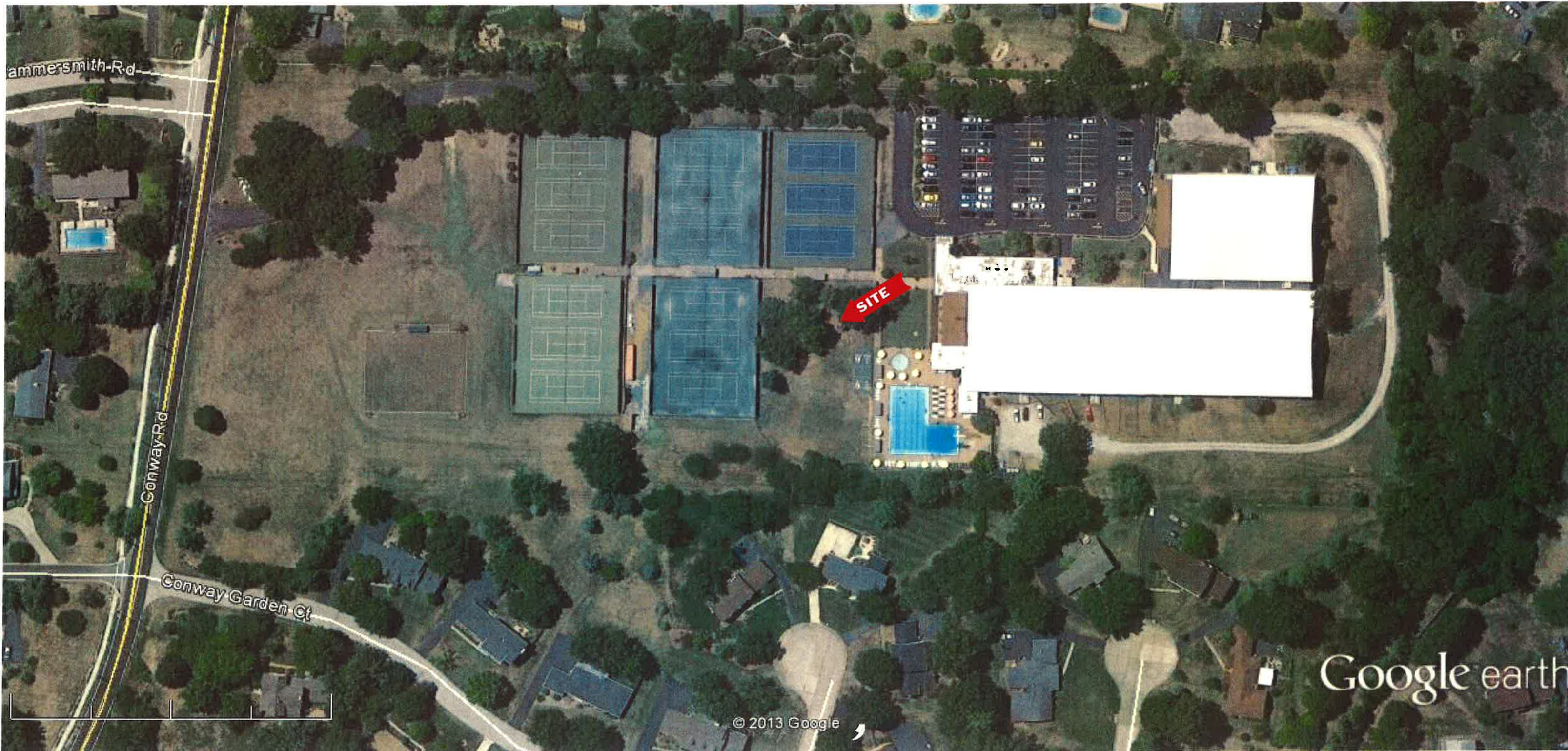
Net height to be 3'-1" at posts and 2'-10" at center court.



(ISOMETRIC SHOWING FENCE (TYPICAL WOOD CONSTRUCTION))



COURT LAYOUT



PLATFORM TENNIS COURTS LOCATION CREVE COUER RACQUET CLUB



153 ft

© 2013 Google

RUUD LIGHTING
DIRECT



FIXTURE MOUNTING HEIGHT: 24' AFG (20' POLE + 4' COURT)
COURT FC LEVELS MEASURED AT 7' AFG (4' COURT HT + 3' ABOVE COURT)
PROPOSED POLES MEET 140 MPH SUSTAINED WINDS
ISOLINES AT .01 FC
BASED ON CUSTOMER DESIGN

ADDITIONAL REQUIRED EQUIPMENT:
(12) - PS4S20C1BZ (20' X 4" SQUARE STEEL POLES, SINGLE MOUNT)

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COURT - 1	42.34	63.8	24.2	1.75	2.64
COURT - 2	42.34	63.8	24.2	1.75	2.64
SITE	0.54	19.2	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
■	12	AC	SINGLE	40000	0.750	AC3640-M (400W PSMH)
						Lum. Watts
						450

RUUD LIGHTING
DIRECT

9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

Date: 6/18/2013 Scale: 1"=20' Layout by: MARK JANAKY

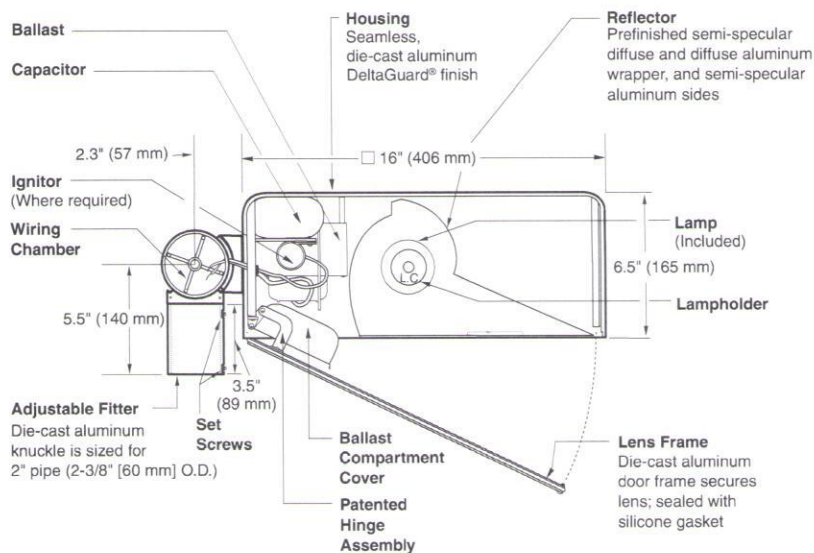
Project Name: CREVE COEUR Customer No: #92326

Filename: V:\Common\AppEng\Working\MDJ\130612RG1.MDJ.AGI

Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaires and procedures conducted under laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

16" (406 mm) AREA CUTOFF LIGHT



Notes

SPEC # WATTAGE CATALOG

PULSE START METAL HALIDE

☐	SPEC #	150W PSMH	AC3615-(a)(b)
☐	SPEC #	200W PSMH	AC3620-(a)(b)
☐	SPEC #	250W PSMH	AC3625-(a)(b)
☐	SPEC #	320W PSMH	AC3632-(a)(b)
☐	SPEC #	350W PSMH	AC3635-(a)(b)
☒	SPEC #	400W PSMH	AC3640-(a)(b)

HIGH PRESSURE SODIUM

☐	SPEC #	250W HPS	AC3525-(a)(b)
☐	SPEC #	400W HPS	AC3540-(a)(b)

Specify (a) Voltage & (b) Options.

⚡ Reduced envelope ED28 lamp.

(a) VOLTAGE SUFFIX KEY

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)

-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Aluminum die-cast adjustable fitter mounting is sized for 2" pipe (2-3/8" [60 mm] O.D.). Allows for directional aiming as well as 2-1/2° incremental vertical adjustment. Contains integral wiring compartment. Two stainless-steel set screws provide clamping to vertical tenons. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ELECTRICAL

Fixture includes clear, mogul-base lamp; 320 – 400W PSMH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp grips. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:

277V Reactor
150 – 400W PSMH

HX— High Reactance
150W PSMH

CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 250 – 400W HPS

PATENTS

US 4,689,729; 4,709,312

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

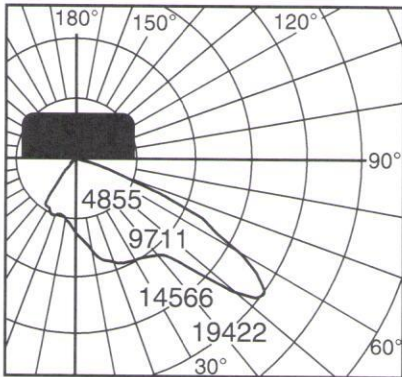
ACCESSORIES

FWG-16	Wire Guard
PC-1	Button Photocell (for fixtures set to 120V)
PC*6	Button Photocell (for fixtures set to 347V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PGM-1	Ground Mount Post
SBL-16	Backlight Shield

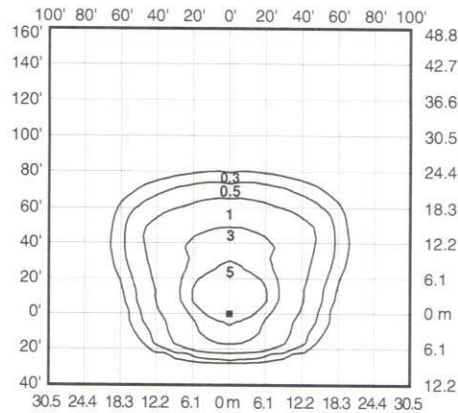
EPA RATING

EPA 0.93 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

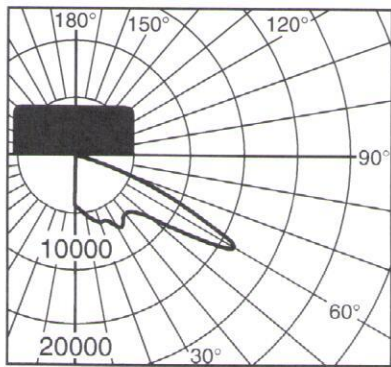
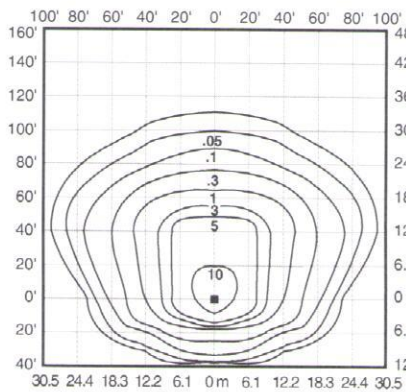
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



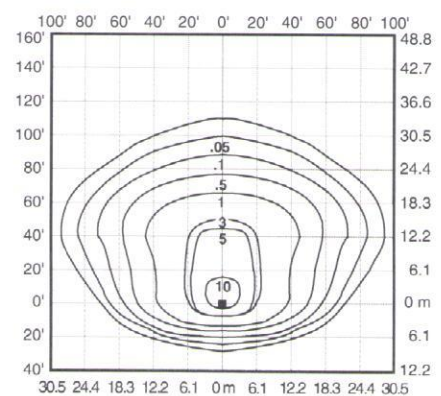
Candlepower distribution curve of 400W PSMH Area Cutoff Light without backlight shield.



Isofootcandle plot of 400W PSMH Area Cutoff Light at 30' (9.1 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)

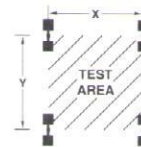
Lighting Sciences Inc.
Certified Test Report No. LSI 10246
Candlepower distribution curve of 250W HPS Area Cutoff Floodlight without backlight shield.

Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)



Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff. (Plan view)

Pole-spacing Example Data



Test area is centered within a (16) pole layout.

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing X x Y	Footcandles	Lux
AC3615-M	150W PSMH	12,000	15' (4.6 m)	60' (18.3 m) x 85' (25.9 m)	3.56	38
			20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	2.11	23
AC3625-M	250W PSMH	22,000	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	3.86	42
			25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.31	25
AC3640-M	400W PSMH	40,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	4.20	45
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	2.86	31
AC3525-M	250W HPS	28,500	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	4.83	52
			25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.89	31
AC3540-M	400W HPS	50,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	5.08	55
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	3.37	36

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR THE CREVE COEUR RACQUET CLUB, LOCATED AT 12691
CONWAY ROAD, TO ALLOW INSTALLATION OF
TWO PLATORM TENNIS COURTS**

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to their conditional use permit (CUP) to allow the installation of two new platform tennis courts on Club property with a coverage area of less than 5,000 square feet or 10% of the total site area; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a CUP is authorized for the Creve Coeur Racquet Club by Ordinance #486, as subsequently amended by Ordinance #1593; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 16, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit amendment, subject to the conditions contained herein, at its meeting on September 16, 2013; and

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: An amendment to Conditional Use Permit Ordinance Number 486, as amended by Ordinance Number 1593, is hereby authorized to be issued pursuant to Section 4 hereof to allow the installation of two new platform tennis courts with a coverage area of less than 5,000 square feet or 10% of the total site area at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

TO BE PROVIDED

Section 2: The amended conditional use permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant shall continue to observe all conditions of approval in Ordinances Number 486 and 1593.
2. Two platform tennis courts may be installed on the property provided that the total additional site coverage shall not exceed 5,000 square feet or 10% of the total site area of the racquet club.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The platform courts shall be in substantial conformance with the Site Development Plan and Platform Court information materials submitted on July 18, 2013.
4. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Landscape Plan" and "Site Development Plan," received, September 5, 2013 with the following exceptions below.
5. Additional evergreen plantings shall be installed to further screen the new platform courts and their lighting from the adjacent residences.
6. The location of the courts should protect the existing large tree nearest to the clubhouse as much as possible.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

BILL NO. _____

ORDINANCE NO. _____

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

Section 4: This ordinance shall become effective as emergency measure in accordance with Section 3.11 of the City Charter in light of Applicant's lease deadline and delays caused by lack of quorum at Planning and Zoning Commission meeting.

ADOPTED THIS ____ DAY OF _____, 2013.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NO. 490

ORDINANCE NO. 486

AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER ORDINANCE NO. 225, AS AMENDED, FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE.

WHEREAS, IN ACCORDANCE WITH ARTICLE 13 OF ORDINANCE NO. 225, AS AMENDED, OF THE CITY OF CREVE COEUR, APPLICATION HAS BEEN MADE TO THE CITY OF CREVE COEUR BY THE CREVE COEUR RACQUET CLUB FOR THE GRANTING OF A SPECIAL USE PERMIT FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON CERTAIN PROPERTY, HEREINAFTER MORE PARTICULARLY DESCRIBED, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR, AFTER DUE CONSIDERATION HAS RECOMMENDED THAT SUCH SPECIAL PERMIT BE GRANTED, SUBJECT TO CERTAIN CONDITIONS, AND

WHEREAS, THE BOARD OF ALDERMEN HELD A PUBLIC HEARING THEREON AT THE CITY HALL, 11631 OLIVE BOULEVARD, ON THE 14TH DAY OF AUGUST, 1967, AFTER HAVING GIVEN FIFTEEN (15) DAYS PRIOR PUBLIC NOTICE OF THE TIME, PLACE AND PURPOSE OF SAID HEARING BY PUBLICATION IN THE WATCHMAN-ADVOCATE ON JULY 28 AND THE 11TH AND 14TH DAYS OF AUGUST, 1967, AND AFTER OTHER WRITTEN NOTICE WAS GIVEN, ALL ACCORDING TO THE PROVISIONS OF LAW MADE AND PROVIDED FOR SUCH NOTICE AND HEARING, AND

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID PUBLIC HEARING, AND DESIRING TO BE HEARD, WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND

WHEREAS, FOLLOWING SAID PUBLIC HEARING, AND AFTER CAREFUL AND DUE DELIBERATION, THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR HAS DETERMINED THAT THE ISSUANCE OF SAID SPECIAL PERMIT, AS HEREINAFTER PROVIDED, WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, WILL NOT SUBSTANTIALLY INCREASE FIRE HAZARDS, WILL NOT ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, WILL NOT ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY, AND WILL NOT OVERTAX PUBLIC UTILITIES,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. PURSUANT TO ORDINANCE NO. 225, AS AMENDED, OF THE CITY OF CREVE COEUR, A SPECIAL USE PERMIT IS HEREBY GRANTED TO THE CREVE COEUR RACQUET CLUB FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTION 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698, PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO A POINT IN THE NORTH LINE OF SAID LOT 8 AND BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN BOOK 1883, PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY SOUTH 0 DEGREES 16 MINUTES 40 SECONDS EAST 1287.55 FEET TO THE NORTH LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 10 MINUTES 10 SECONDS WEST 254.70 FEET AND NORTH 84 DEGREES 45 MINUTES 42 SECONDS WEST 227.80 FEET TO A POINT; THENCE NORTH 0 DEGREES 16 MINUTES 40 SECONDS WEST 1240.18 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF SAID PROPERTY NOW OR FORMERLY OF STERNBERG; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID PROPERTY NOW OR FORMERLY OF STERNBERG BEING ALSO THE NORTH LINES OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES EAST 480 FEET TO THE POINT OF BEGINNING.

SECTION 2. SAID SPECIAL USE PERMIT FOR THE LOCATION AND OPERATION OF SAID PRIVATE CLUB SHALL BE CONDITIONED AND SHALL REMAIN IN FORCE AND IN EFFECT UPON THE FOLLOWING TERMS AND PROVISIONS:

(A) ANY PLANS HEREAFTER DEVELOPED FOR OUTDOOR LIGHTING SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR FOR ITS REVIEW AND APPROVAL.

(B) THE FOOD AND DRINK FACILITIES AT SAID CLUB SHALL BE LIMITED TO A SNACK BAR WITH MODEST SEATING CAPACITY.

(C) NO AREA-WIDE TENNIS TOURNAMENTS SHALL BE HELD AT SAID CLUB.

(D) THE GRADING PLANS FOR THE DEVELOPMENT SHALL ELIMINATE ANY EXCESSIVE SLOPES.

(E) THAT THE OPERATION OF THE CLUB BE CONTROLLED BY ITS MEMBERS.

(F) THE HOURS OF OPERATION SHALL LIMITED TO THE HOURS OF 9:00 A.M. TO 10:30 P.M., SUNDAY THROUGH THURSDAY AND TO THE HOURS OF 9:00 A.M. TO 12 MIDNIGHT ON FRIDAYS AND SATURDAYS.

SECTION 3. THIS ORDINANCE SHALL TAKE FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE ACCORDING TO LAW.

PASSED THIS 26TH DAY OF DECEMBER, 1967

Harold L. Dielmann
HAROLD L. DIELMANN, MAYOR

APPROVED THIS 26TH DAY OF DECEMBER, 1967

Harold L. Dielmann
HAROLD L. DIELMANN, MAYOR

ATTEST:

George E. Bayer
GEORGE E. BAYER, CITY CLERK

BILL NUMBER 1629

ORDINANCE NUMBER 1593

AN ORDINANCE AMENDING ORDINANCE NUMBER 486 WHICH AUTHORIZED THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A PRIVATE RACQUET CLUB LOCATED AT 12691 CONWAY ROAD, IN THE "A" SINGLE FAMILY RESIDENTIAL DISTRICT, TO ALLOW AN APPROXIMATE 1,950 SQUARE FOOT ADDITION TO THE EXISTING FACILITY AND BY ADDING A NEW CONDITION (G).

WHEREAS, APPLICATION WAS MADE FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT, AUTHORIZED BY ORDINANCE NUMBER 486, FOR THE OPERATION OF A PRIVATE RACQUET CLUB LOCATED AT 12691 CONWAY ROAD WITHIN THE "A" SINGLE FAMILY RESIDENTIAL DISTRICT, TO ALLOW AN ENLARGEMENT OF THE EXISTING STRUCTURE, AND

WHEREAS, THE CREVE COEUR PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD, AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NUMBER 1044, BY THE CREVE COEUR CITY COUNCIL ON MONDAY, JUNE 28, 1993 AT 6:30 P.M., OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE AMENDMENT TO THE CONDITIONAL USE PERMIT, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON JUNE 9, 16 AND 23, 1993 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AT SAID PUBLIC HEARING, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT THE GRANTING OF 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 CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, THAT ORDINANCE NUMBER 486, SECTION 2 OF THE CITY OF CREVE COEUR SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

SECTION 1: ORDINANCE NUMBER 486, SECTION 2, IS HEREBY AMENDED BY ADDING A NEW CONDITION (G) TO READ AS FOLLOWS:

(G) AN EXPANSION OF THE EXISTING STRUCTURE CONTAINING APPROXIMATELY 1,950 SQUARE FEET IS APPROVED TO PROVIDE HANDICAPPED ACCESSIBILITY TO THE FACILITY AND ENLARGEMENT OF SUPPORT FACILITIES. THIS EXPANSION IS TO BE DONE IN CONFORMANCE WITH PLANS APPROVED BY THE CITY COUNCIL ON July 12, 1993.

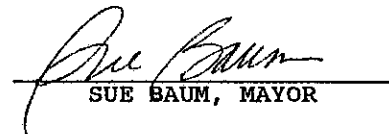
SECTION 2: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 1 OF THIS ORDINANCE.

SECTION 3: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 12th DAY OF July, 1993.


SUE BAUM, MAYOR

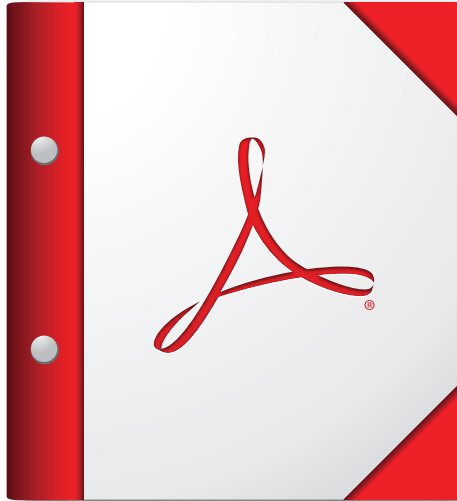
APPROVED THIS 12th DAY OF July, 1993.


SUE BAUM, MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

155/127



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



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 #13-032 FOR APPROVAL FOR THE FINAL PLAT AND SUBDIVISION SIGN FOR THE VILLAS ON MOSLEY

FOR THE MEETING OF: September 16, 2013

LOCATION: 842, 834 and 828 Mosley Road (see attached map). The property is zoned "C" Single Family District with "RDD" Residential Designed Development.

REQUEST: An application has been submitted for the approval of a final plat and approval of the residential subdivision signs for the Villas on Mosley.

ADDITIONAL INFORMATION: City Council approved the RDD designation with the preliminary plat and site development for the development of 10 single-family homes on January 28, 2013 (Ordinance No. 5294). Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it must be approved by the Planning Commission and City Council. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

Key Issues:

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

Subdivision Code References

- Chapter 410: Subdivision and Development of Land

Zoning Code References

- Section 405.270: "C" Single Family Residential District
- Section 405.450.C: Residential Designed Development Procedure
- 405.940: Signs in Residential Districts
- Chapter 410: Subdivision and Development of Land

APPLICANT: Richard Norvell
Volz Inc.
10849 Indian Head Ind. Blvd
St. Louis, MO 63132

PROPERTY OWNER: Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013
Date

ATTACHMENTS: Applicant's Final Plat submitted on September 13, 2013
Draft Ordinance
Ordinance No. 5294

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail strip center and Childcare (under construction).	"GC" General Commercial	N/A
South	Single-family detached residences	"C" Single-family Residential	N/A
East	Single-family detached residences	"C" Single-family Residential	N/A
West	Office building and single-family detached residences	"CB" Core Business and "B" Single-family Residential	Mosley Rd.

DISCUSSION

Final Plat

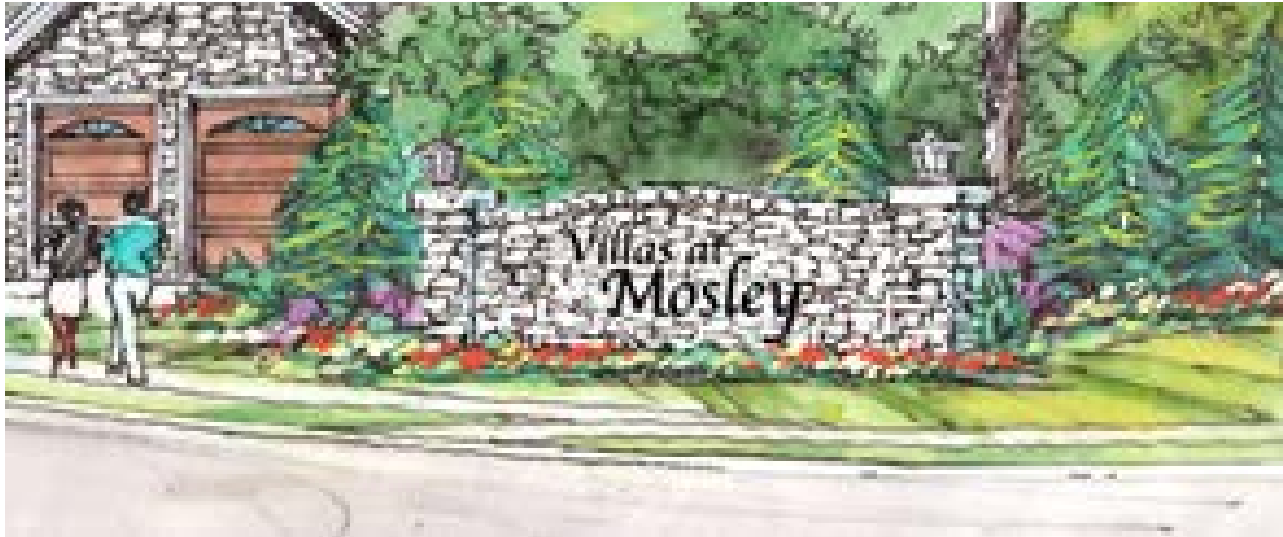
The Planning and Zoning Commission initially reviewed the preliminary subdivision plat with the RDD request on November 19th, and then again on December 17, 2012. In a 3-3 vote, the Commission recommended against the proposed development. The City Council subsequently approved the development with the RDD designation on January 28, 2013. The preliminary plat approved by Council indicated that the average lot size will be 11,760 for all 10 lots. However, with the dedication of additional right-of-way along Mosley Road at the request of the City to contribute toward a consistent Mosley Road right-of-way, the average lot size has decreased by 11.0 square feet. *Section 400.010, Effect of Dedication of Land to City Upon Owner's Use of Remaining Property*, states that such dedication shall not be counted against the property owner. Thus, the Final Plat is substantially the same as the preliminary plat and, since final plat review is largely a ministerial act, it should be approved by the Planning Commission and City Council.

Subdivision Sign

A condition of the RDD ordinance requires that the subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance (Section 2.10). Below is a copy of the referenced monument sign presented to Council:



Below is a close-up view of the proposed sign:

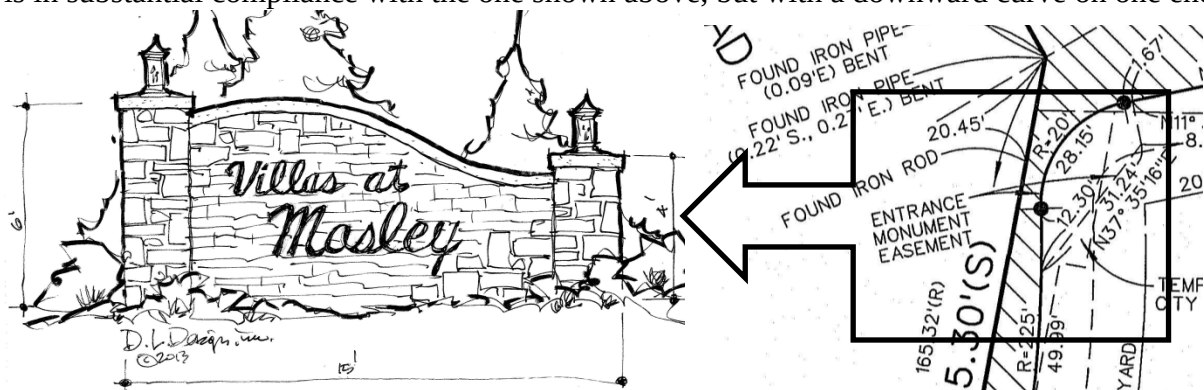


To secure the appropriate sign permit, all residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

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

The Applicant is seeking approval for the residential development sign where the sign structure is in substantial compliance with the one shown above, but with a downward curve on one end:



The structure will be stone masonry that is consistent with the facades of the houses within the development. As shown above on the final plat, it is located at the southeast corner of Mosley Road and Mosley Manor Court, just outside of the right-of-way, but within the setback of both roads. To ensure the proper completion of the sign per the Commission's decision, Staff recommends a condition of approval requiring the applicant to submit final construction drawings in strict conformance with the location and design of the proposed sign.

CONDITIONS OF APPROVAL FOR THE FINAL PLAT

Should the Planning and Zoning Commission recommend approval of the proposed final plat, staff recommend the following condition be added:

- The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
- The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar.

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, or approval with additional conditions to meet all technical requirements. The following is an example motion for this application:

- 1) "I move to recommend approval of the final subdivision plat for the Villas on Mosley Subdivision with the condition listed in the staff memo, dated September 13, 2013." (Other conditions may be added, eliminated, altered, and modified by prior motion).

CONDITIONS OF APPROVAL FOR THE SUBDIVISION SIGN

If the Planning and Zoning Commission finds that the residential subdivision sign is in substantial compliance with the design approved through Ordinance No. 5294, and in agreement with the sign location, then the Commission should vote on a motion for approval, approval with conditions, or deferral. Recommended conditions of approval within the Staff Report are:

- The Applicant shall submit final construction drawings in strict conformance with the design and location of the sign as approved by the Planning Commission on September 16, 2013.

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, or an approval with conditions. Assuming agreement with the Staff Report, the following is an example motion for this application:

- 2) "I move to approve the residential development sign as presented to the Planning and Zoning Commission per the condition listed in the Staff Report on Application 13-039, dated September 16, 2013" (Required changes to the sign and additional conditions should be approved by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

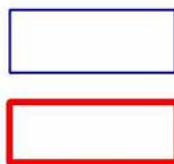
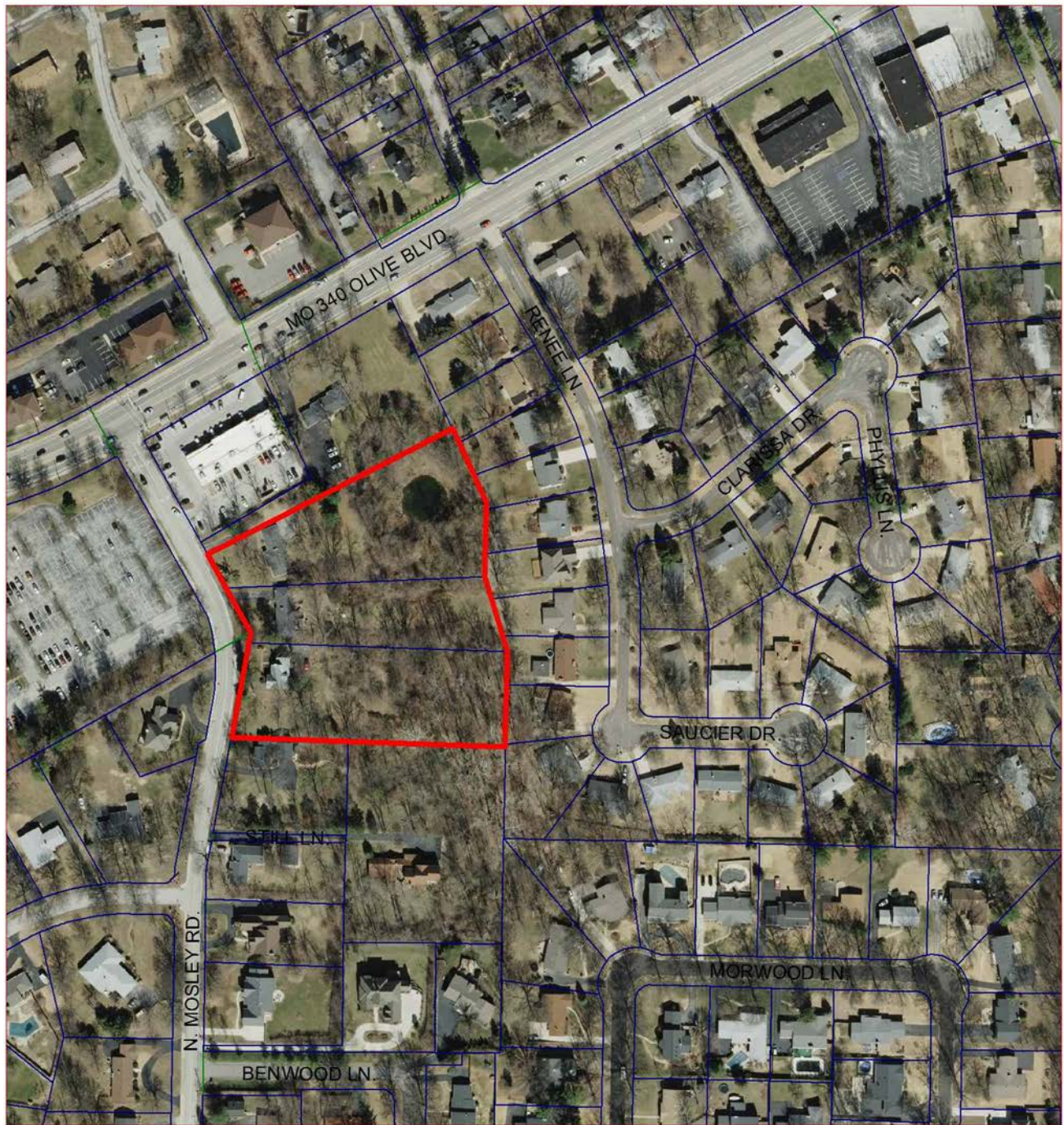
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

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

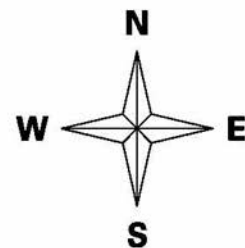
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP

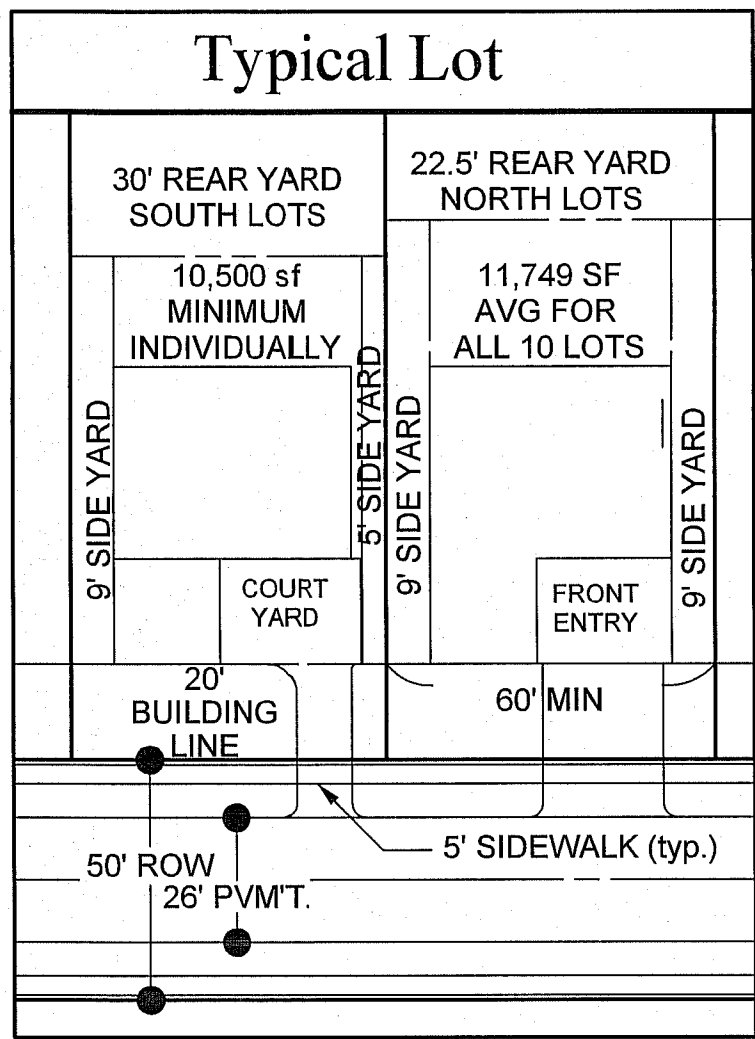


Property lines

Villas on Mosley Subdivision



TOTAL SITE AREA	4.0 ACRES - (174,314 SF)
AVERAGE LOT SIZE	11,749 SF
AVERAGE LOT IMPERVIOUS AREA	5,000 SF
AVERAGE LOT COVERAGE	5,000 SF 43% MAXIMUM LOT COVERAGE
TOTAL SITE COVERAGE	
AVERAGE LOT IMPERVIOUS AREA	5,000 SF x 10 LOTS = 50,000 SF
PAVEMENT & WALK IMPERVIOUS AREA	19,587 SF
TOTAL IMPERVIOUS AREA	69,587 SF
TOTAL SITE COVERAGE	69,587 SF 40 % TOTAL SITE COVERAGE
	174,314 SF

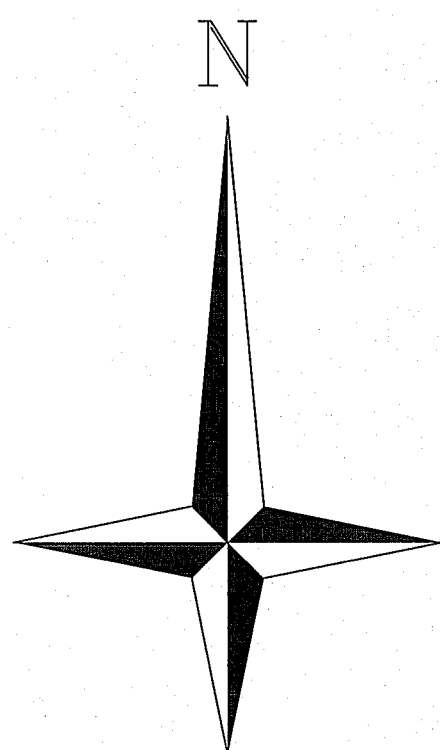
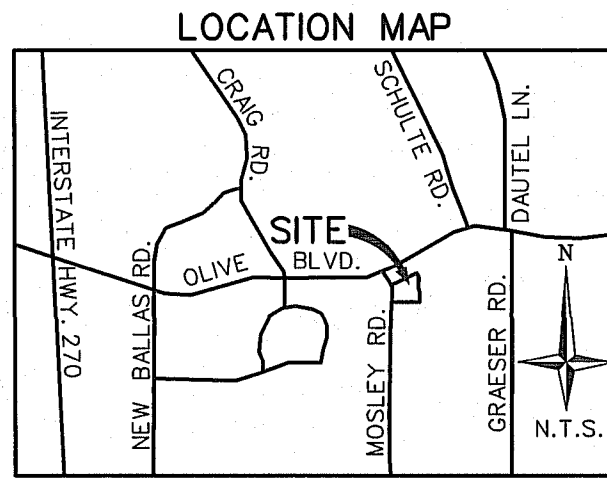


VILLAS ON MOSLEY A TRACT OF LAND BEING ADJUSTED PARCEL 2 OF BOUNDARY ADJUSTMENT PLAT (P.B. 360, PG. 377) AND A TRACT OF LAND IN FRACTIONAL SECTION 2 TOWNSHIP 45 NORTH - RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI ZONED "C" SINGLE-FAMILY RESIDENTIAL DISTRICT

We, Volz Incorporated, have by order of Benton Homebuilders, prepared a subdivision plat of "A tract of land being Adjusted Parcel 2 of 'Boundary Adjustment Plat' recorded in Plat Book 360 page 377 of the St. Louis County records, in U.S. Survey 1962 and Fractional Section 2, and a tract of land in Fractional Section 2, all in Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri" based on a survey by Volz Incorporated dated February 1, 2006 and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Class property. Monumentation shown on this plat will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 12th day of September, 2013.

Richard A. Norvell
Richard A. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #2005000077



LEGEND

N/F NOW OR FORMERLY
(R) RECORD DISTANCE
(S) SURVEY DISTANCE
● SEMI-PERMANENT MONUMENT
▲ PERMANENT MONUMENT

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Villas On Mosley". Mosley Manor Court, 50 feet wide and the dedication along the east line of Mosley Road, varying width, together with all cul-de-sacs and roundings located at street intersections, which for better identification are shown hachured on this plat, are hereby dedicated to the City of Creve Coeur, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Creve Coeur, Missouri, Missouri American Water, Laclede Gas Company, Ameren Missouri, AT&T, The Metropolitan St. Louis Sewer District and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, replacing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

The Entrance Monument Easement as shown on this plat is hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining, and repairing an entrance monument.

The Retaining Wall Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining and repairing the retaining walls and to use such additional space adjacent to the easements so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned retaining walls.

The Retaining Wall Access Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, their successors and assigns, to be used as a means of ingress and egress to the retaining walls as needed.

The easement to the Homeowners Association shown at the southwest corner of Lot 6 hereon, is hereby dedicated to the Homeowners Association of this subdivision, their successors and assigns, to be used for the purpose of landscaping and/or additional monumentation.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the _____ day of _____, 2013 as Daily Number _____ in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Trustees of Villas On Mosley by General Warranty Deed recorded the _____ day of _____, 2013 as Daily Number _____ in the St. Louis County Records.

All common ground, such as cul-de-sac islands and divided street islands or median strips, are hereby dedicated to the Trustees of the aforementioned subdivision for landscape maintenance. However, no above ground structure, other than required street lights or other public utilities in accordance with the approved improvement plans, may be constructed or installed within the cul-de-sac islands or median strips without authorization by the City of Creve Coeur Department of Public Works.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notices or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 302-090 of the Missouri Department of Natural Resources and 20 CSR 2030-16090 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2013.

BENTON HOMEBUILDERS, INC. _____
William Levinson, President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2013, before me personally appeared William Levinson, who being by me duly sworn did say that he is the President of Benton Homebuilders, Inc., a corporation by 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 on behalf of said corporation by authority of its Board of Directors and the said William Levinson acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____
Notary Public

WHEREAS, _____, 20____, and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book _____ at page _____, conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2013.

Notary Public

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2013, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, 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 on behalf of said corporation by authority of its Board of Directors and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____
Notary Public

PREPARED FOR:
BENTON HOMEBUILDERS, INC.
1000 EXECUTIVE PARKWAY
SUITE 106
CREVE COEUR, MO 63141
314-336-5555

WHEREAS, _____, 20____, and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book _____ at page _____, conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2013.

Notary Public

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2013, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, 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 on behalf of said corporation by authority of its Board of Directors and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____
Notary Public

Approved by the City of Creve Coeur Planning and Zoning Commission on this _____ day of _____, 2013.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Timothy Madden, Chair

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this plat of "Villas On Mosley" was approved by the City Council of the City of Creve Coeur by Ordinance Number _____ on _____, 2013.

Deborah Ryan, MRCC, City Clerk

Property Description:

A tract of land being Adjusted Parcel 2 of "Boundary Adjustment Plat" recorded in Plat Book 360 page 377 of the St. Louis County records, in U.S. Survey 1962 and Fractional Section 2, and a tract of land in Fractional Section 2, all in Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as:

Beginning at a point in the East line of Mosley Road, variable width, being the Westernmost corner of said Adjusted Parcel 2; thence Northeastwardly along the Northwest line of said Adjusted Parcel 2 North 59 degrees 14 minutes 00 seconds East 442.97 feet to a point in the West line of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County records; thence Southwardly along said West line of "Wir-Don Meadows", being also the East line of said Adjusted Parcel 2, the following courses and distances: South 25 degrees 41 minutes 00 seconds East 139.27 feet, South 2 degrees 06 minutes 00 seconds West 117.70 feet and South 18 degrees 08 minutes 30 seconds East 127.13 feet to the Southeast corner of said Adjusted Parcel 2, being also the Northeast corner of property described in deed to Daniel T. Sims and Diane R. Sims, husband and wife, recorded in Book 12704 page 2165 of the St. Louis County records; thence Southwardly along the East line of said Sims property, being also the West line of said "Wir-Don Meadows", South 0 degrees 58 minutes 00 seconds West 152.83 feet to the Southeast corner of said Sims property; thence Westwardly along the South line of said Sims property North 89 degrees 02 minutes 00 seconds West 439.93 feet to a point in the aforesaid East line of Mosley Road, variable width; thence Northwardly along said East line of Mosley Road, variable width, the following courses and distances: North 10 degrees 14 minutes 00 seconds East 165.30 feet, North 29 degrees 52 minutes 00 seconds West 89.62 feet, North 86 degrees 28 minutes 00 seconds East 5.58 feet and North 29 degrees 52 minutes 00 seconds West 48.44 feet to the point of beginning and containing 4.002 acres according to a survey by Volz Incorporated.

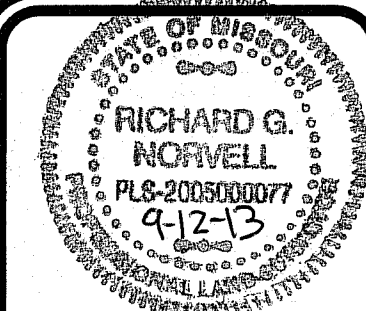
General Notes:

- Bearing system was adopted from "Boundary Adjustment Plat" recorded in Plat Book 360 page 377 of the St. Louis County Records.
- The "Possible Easement" shown in Lot 5 and Mosley Manor Court was taken graphically from instrument recorded in Deed Book 5090 page 520. No document has been found or provided this Surveyor for examination to determine if the easement shown is in existence.
- St. Louis County Benchmark: 13-197, "1" on sidewalk at the northwestern corner of a one story brick building, 70' east of Mosley Road and 100' south of Olive Street Road. Elevation = 679.36 (NGVD '29). Site Benchmark: Top of found iron pipe near most western corner of property at address #842 Mosley Road. Elevation = 677.35 (NGVD '29).

Title Commitment Schedule B - Section II Notes:

Property is referenced from Commitment Number T120238, Revision #3/Update #1, by True Title Company, L.L.C., authorized agent of Old Republic National Title Insurance Company, with an effective date of July 15, 2013, which was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated comments are shown in parenthesis.

- Building lines, Restrictions, Covenants and Easements, according to the Plat of said Subdivision recorded in Plat Book 87 page(s) 20. (subject to, not shown)
- Easement granted to Union Electric Company and recorded in Book 3888 Page 471 (does not affect this property) and Book 3888 Page 475 (does not affect this property).
- Easement granted to Metropolitan St. Louis Sewer District and recorded in Book 5090 Page 520 (subject to, shown) and Book 5090 page 524 (subject to, shown).
- Easement granted to City of Creve Coeur and recorded in Book 7389 Page 1136 (does not affect this property), Book 7389 Page 1142 (subject to, shown, may have expired) and Book 7398 page 434 (subject to, shown, temporary construction easement may have expired).



Richard G. Norvell
Professional Land Surveyor
Mo. P.L.S. #2005000077

VOLZ
Incorporated

10849 Indian Head Indl. Blvd.
St. Louis, Missouri 63132
314.429.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 000019 EXPIRES: DECEMBER 31, 2013 - LAND SURVEYING
NO. 000203 EXPIRES: DECEMBER 31, 2013 - ENGINEERING

Villas On Mosley Rd.
Creve Coeur, MO 63141
11166-01 Sheet 1 of 2

CITY OF CREVE COEUR ORDINANCE NO. 5294

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

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

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

WHEREAS, On November 19 and December 17, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by 3-3 vote, did not recommend approval; and

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

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 5, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage.

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

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

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

Beginning at a point on the Southeastern right-of-way line of Olive Street Road, 90 feet wide, at its intersection with the Western line of Lot 1 of "Wir-Don Meadows" a Subdivision, according to the plat thereof recorded in Plat Book 69, Page 21 of the St. Louis County Records, thence Southwardly, along the Western line of said Lot 1 and the Western line of Lots 2 through 10 of said Wir-Don Meadows, South 25 degrees 41 minutes 00 seconds East 362.25 feet to a point; thence South 02 degrees 06 minutes 00 seconds West 117.70 feet to a point; thence South 18 degrees 08 minutes 30 seconds East 127.13 feet to a point; thence South 00 degrees 58 minutes 00 seconds West 152.83 feet to the Southeastern corner of property conveyed to Daniel T. and Diane R. Sims by deed recorded in Deed Book 12704, Page 2165, of the St. Louis County Records; thence Westwardly, along the Southern line thereof, North 89 degrees 02 minutes 00 seconds West 439.93 feet to its intersection with the Eastern right-of-way line of Mosley Road, variable width; thence Northwardly, along the Eastern right-of-way line thereof, North 10 degrees 14 minutes 00 seconds East 165.30 feet to a point; thence Northwestwardly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 89.62 feet to a point; thence North 86 degrees 28 minutes 00 seconds East 5.58 feet to the most Southern corner of said Lot 3 of Kraemer Acres, as aforementioned; thence Northwestwardly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 85.44 feet to the most Western corner of said Lot 3; thence Northeastwardly, along the Northwestern line of said Lot 3, North 59 degrees 14 minutes 00 seconds East 205.64 feet to its intersection with the Southwestern line of said Lot 2 of Kraemer Acres, as aforementioned; thence Northwestwardly, along the Southwestern line of said Lot 2; North 25 degrees 41 minutes 00 seconds West 186.05 feet to its intersection with the Southeastern right-of-way line of Olive Street Road, as aforementioned; thence Northeastwardly, along the Southeastern right-of-way line thereof, North 59 degrees 17 minutes 00 seconds East 5.400 acres, more or less.

Excepting therefrom the following:

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

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

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

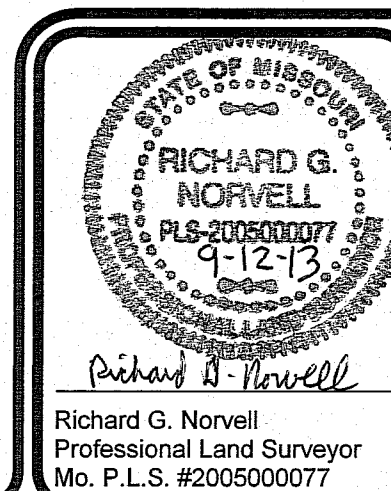
SECTION 2: The Villas at Mosley RDD shall conform to the Site Development Plan/Preliminary Plat and Landscape Plan, received January 8, 2013, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

- The building setbacks shall be noted on the final plat as shown on the aforesaid January 8, 2013 plans, follows:
 - The front setback shall be twenty feet (20').
 - The rear setback for lots on the north side of the subdivision street shall be twenty-two and one-half feet (22.5').
 - The rear setback for lots on the south side of the subdivision street shall be thirty feet (30').
 - The side setbacks shall be nine feet (9').
 - Notwithstanding the foregoing, the side setback adjacent to a side-entry garage may be reduced from nine feet (9') to five-feet (5') as long as the resulting distance to the next house is no less than fourteen feet (14').
- Front façades shall be entirely of brick and/or stone and shall return down both sides a minimum of six feet (6') with a maximum deviation of three feet (3') in either direction for design and aesthetic continuity, subject to Zoning Administrator approval, except that any side walls facing a street (i.e. Lots 1 and 6) shall be finished entirely with the same materials as the front façade and the homes on Lots 1 and 6 shall be constructed with hip or partial hip roofs to minimize the western facade.
- Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
- Chimneys shall be constructed of brick or stone masonry.
- All front entries shall be covered to a minimum depth of five feet (5') and provide a minimum of thirty square feet (30 sq.ft.) of covered standing area.
- Only single-width doors may be used on front-facing garages.
- Front-facing garage doors shall be located a maximum of eight feet (8') forward of the principle (largest) front façade of the house.
- All side walls shall have at least two windows, excluding entry doors.
- All driveways shall be finished in decorative pavers, stamped and colored concrete, or exposed aggregate.
- The subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance.
- No building permit for a house shall be issued prior to construction of the subdivision entry monument.
- The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
- Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

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

ADOPTED THIS 28TH DAY OF JANUARY, 2013.



VOLZ Incorporated 10849 Indian Head Ind'l. Blvd. St. Louis, Missouri 63132 314.426.6212 main - 314.890.1250 fax WWW.VOLZINC.COM	Villas On Mosley 834 & 842 N. Mosley Rd. Creve Coeur, MO 63141 11166-0
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY: NO. 000019 EXPIRES: DECEMBER 31, 2013 - LAND SURVEYING NO. 000203 EXPIRES: DECEMBER 31, 2013 - ENGINEERING	

BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS THE VILLAS ON MOSLEY, CITY OF CREVE
COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application has been submitted by Benton Homebuilders, Inc. for approval of a final plat of a subdivision known as Villas on Mosley south of Olive Boulevard and east of N. Mosley Road; and

WHEREAS, the final plat of the Villas on Mosley subdivision conforms to the residential design development and preliminary plat reviewed by the Planning and Zoning Commission and approved by the City Council on January 28, 2013, Ordinance No. 5294; and,

WHEREAS, public notice of said final plat applications was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission recommended by a vote of ____ for approval of Villas on Mosley final plat on September 16, 2013; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption 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

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

SECTION 1: The Final plat of subdivision known as Villas on Mosley, described as a tract of land being adjusted Parcel 2 of Boundary Adjustment Plat (P.B. 360, PG. 377) and a tract of Land in fractional Section 2 Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on September 13, 2013 are hereby approved subject to the following conditions:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar.

SECTION 2: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

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

ADOPTED THIS ____ DAY OF _____, 2013.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

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

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

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

WHEREAS, On November 19 and December 17, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by 3-3 vote, did not recommend approval; and

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

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 5, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

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

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

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

Beginning at a point on the Southeastern right-of-way line of Olive Street Road, 90 feet wide, at its intersection with the Western line of Lot 1 of "Wir-Don Meadows" a Subdivision, according to the plat thereof recorded in Plat Book 69, Page 21 of the St. Louis County Records, thence Southwardly, along the Western line of said Lot 1 and the Western line of Lots 2 through 10 of said Wir-Don Meadows, South 25 degrees 41 minutes 00 seconds East 362.25 feet to a point; thence South 02 degrees 06 minutes 00

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

Excepting therefrom the following:

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

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

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

SECTION 2: The Villas at Mosley RDD shall conform to the Site Development Plan/Preliminary Plat and Landscape Plan, received January 8, 2013, by the Department of Planning or as

further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. The building setbacks shall be noted on the final plat as shown on the aforesaid January 8, 2013 plans, as follows:
 - a. The front setback shall be twenty feet (20').
 - b. The rear setback for lots on the north side of the subdivision street shall be twenty-two and one-half feet (22.5').
 - c. The rear setback for lots on the south side of the subdivision street shall be thirty feet (30').
 - d. The side setbacks shall be nine feet (9').
 - e. Notwithstanding the foregoing, the side setback adjacent to a side-entry garage may be reduced from nine feet (9') to five-feet (5') as long as the resulting distance to the next house is no less than fourteen feet (14').
2. Front façades shall be entirely of brick and/or stone and shall return down both sides a minimum of six feet (6') with a maximum deviation of three feet (3') in either direction for design and aesthetic continuity, subject to Zoning Administrator approval, except that any side walls facing a street (i.e. Lots 1 and 6) shall be finished entirely with the same materials as the front façade and the homes on Lots 1 and 6 shall be constructed with hip or partial hip roofs to minimize the western facade.
3. Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
4. Chimneys shall be constructed of brick or stone masonry.
5. All front entries shall be covered to a minimum depth of five feet (5') and provide a minimum of thirty square feet (30 sq.ft.) of covered standing area.
6. Only single-width doors may be used on front-facing garages.
7. Front-facing garage doors shall be located a maximum of eight feet (8') forward of the principle (largest) front façade of the house.
8. All side walls shall have at least two windows, excluding entry doors.
9. All driveways shall be finished in decorative pavers, stamped and colored concrete, or exposed aggregate.
10. The subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance.
11. No building permit for a house shall be issued prior to construction of the subdivision entry monument.
12. The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
13. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period

of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

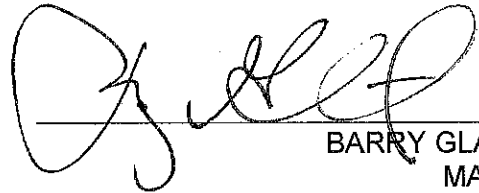
SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 28TH DAY OF JANUARY, 2013.



ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 28TH DAY OF JANUARY, 2013.



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #13-035 FOR APPROVAL OF A MINOR SITE DEVELOPMENT PLAN FOR WILLOWBROOK SHOPPING CENTER

FOR THE MEETING OF: September 16 2013

LOCATION: 10451 Old Olive Street Road, at the northeast corner of Old Olive Street Road and Willowbrook Drive.

REQUEST: An application has been submitted for approval of façade improvements to the existing structure and new landscaping throughout the site, decreasing site coverage from approximately 87.5% to approximately 78%.

ADDITIONAL INFORMATION: The property is zoned General Commercial (GC) District. The original building was built in 1967 and expanded in 1970 to the existing square footage of 12,460 square feet. The site and buildings have remained the same since 1970 and there are pre-existing non-conformities, especially the site coverage.

Key Issues:

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

Comprehensive Plan References

- Commerce Center Action Area
- Design Guidelines

Zoning Code References

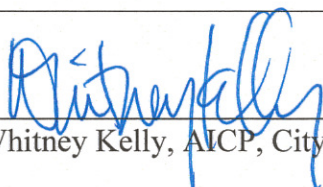
- Section 405.360: "GC" General Commercial Business District
- Section 405.680: Lighting
- Section 405.540: Landscaping
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

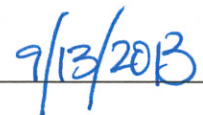
APPLICANT: David Dial
David W. Dial Architects P.C.
14364 Manchester Road
Manchester, MO 63011

PROPERTY OWNER: Geraldine Deutsch Trust
C/O Gregory L. Goltermann Trustee
10900 Manchester Road, Suite 100
St. Louis, MO 63122



REPORT PREPARED BY:

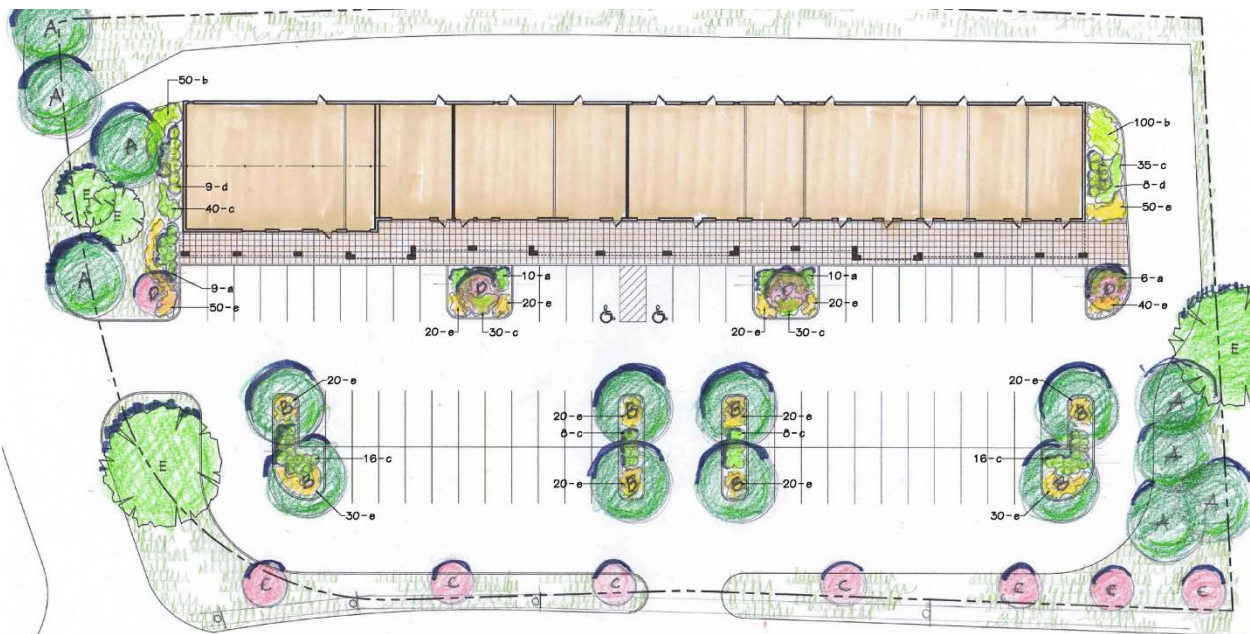

Whitney Kelly, AICP, City Planner

 9/13/2013
Date

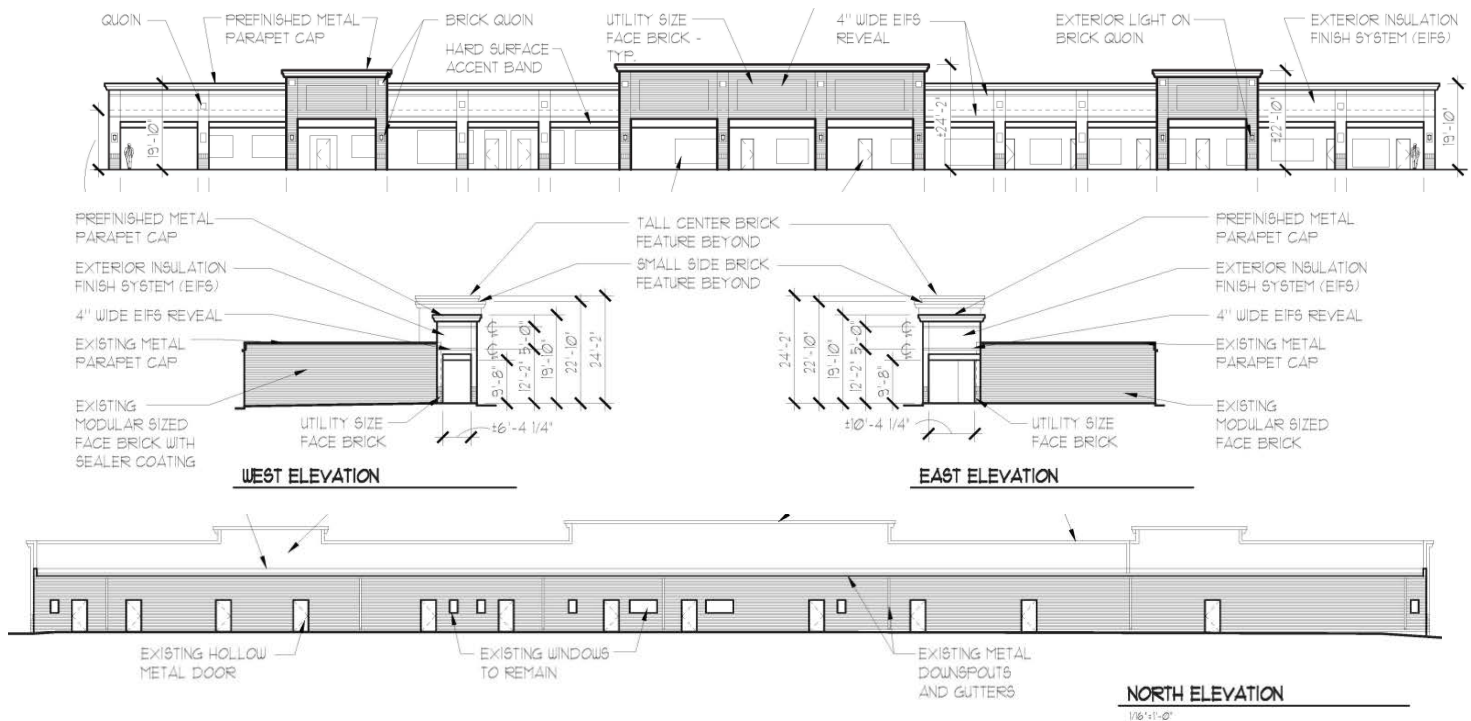
ATTACHMENTS: Applicant's drawings received September 5, 2013

PROPOSAL

The Applicant is proposing to significantly increase the landscaping within the front parking lot, and along the east and west elevation of the building



The façade improvements include creating a taller canopy structure with a wider pedestrian walkway underneath with a signage band above the roofline along the front façade. The east and west elevations indicate that the lower brick will remain. The existing brick along the back will be left as is, with no changes. Below is the rendering submitted by the Applicant, along with all of the elevations for the proposed changes:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Willow Brook Condominiums	Unincorporated St. Louis County Residential	NA
South	Office building/parking structure for AMC Theater	CB District	Old Olive Street Road
East	Office building	GC District	NA
West	Medical office building	GC District	Willowbrook Drive

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Residential Preservation and Economic Development section encourages the redevelopment of the area, as well as improvement in the quality of this development through enforcement of the City's Design Guidelines. It also recommends inclusion of the "greenline" park concept along street frontages and upgrades of the architectural quality of the building stock as businesses expand or redevelop (page 70). The proposal includes adding significantly more landscaping throughout the site, where there was no landscaping before. Ornamental street trees are included along Old Olive Street Road and the new canopy element creates pedestrian interest for the building. It is fairly debatable if the frontage fully meets the "greenline park" concept but, given the lack of available greenspace outside of the right-of-way on this property and those around it, and the fact that MoDOT may yet require a new sidewalk within the space (see "Pedestrian Plan Review" below), Staff believe the proposal meets with the intent of the Comprehensive Plan to a reasonably practicable level.

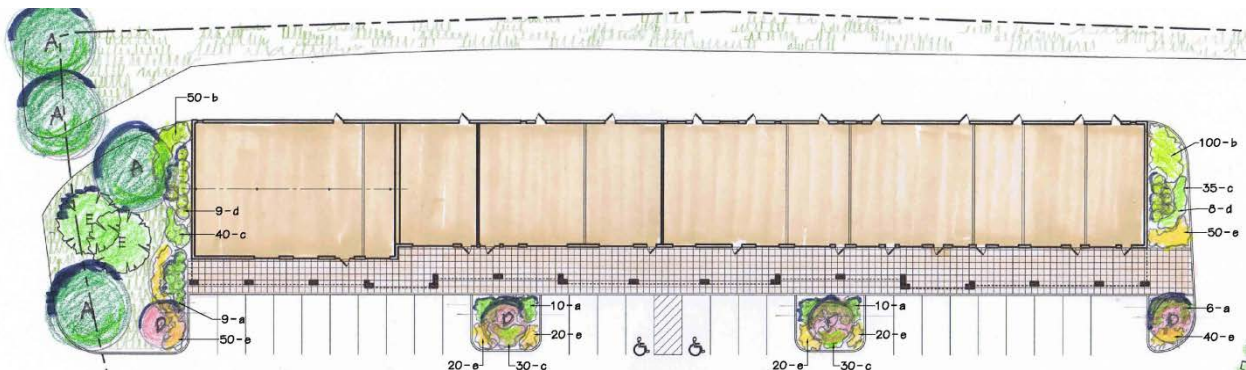
DESIGN GUIDELINES REVIEW

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

- Use of high quality architectural design and natural materials;
- A well-defined primary building entrance that provides a sense of entry; and,
- All elevations should receive equal design consideration (p. 9).

Specifically for shopping centers, a unified architectural design intention should be incorporated into each commercial center (p.12). Also, any use of exterior insulating finishing systems (EIFS) and concrete masonry units (CMU) should not be the predominant building materials and used only as a way to accentuate an architectural element. The existing structure does not allow for significant additional weight, therefore the new canopy structure includes EIFS for the sign band. At the same time, though, there are brick entry elements, a metal parapet cap, a hard surface (tile or manufactured stone) accent band, and decorative tile. Overall the proposed design for the front meets with the intent of the Design Guidelines by using natural materials and details at the pedestrian level and decorative lighting throughout the front façade.

However, these elements are not carried around the entire width of the east and west elevations of the building and no treatment are being considered for the north elevation, which is inconsistent with the Design Guidelines. The Applicant has indicated that the existing structure will not allow for the additional weight of the canopy structure to be carried around to the east and west elevations, however, the new canopy element on the east and west elevation is returned to the side of the building, to give it a finished end. The proposal includes new landscaping in this area to create interest and hide the existing structure, as shown below:



No changes are being proposed for the north elevation. As the photo in Appendix 4 indicates, this area has been maintained in a neat and tidy condition. Staff believes that including new elements along this façade would appear out of character with the building and, as with the recent approval of the Creve Coeur Shopping Center, Staff is not proposing any changes to the rear elevation. Therefore, given the limitations of the existing building, Staff finds that the proposed improvements meet with the Design Guidelines and Comprehensive Plan.

While visiting the site, Staff noticed that there are non-conforming light fixtures with above ground utility lines along the back of the building as shown in the attached photos. The lighting fixtures themselves are discussed further below and a condition of approval includes replacing them with compliant fixtures. However, Design Guidelines do specifically address utility lines, to wit:

Chapter 5 / Miscellaneous

C. Utilities

- 1. All on-site utilities (electric, telephone, cable TV) shall be installed underground. Surface transformer switching pads shall be located and screened to be unobtrusive.*

Consistent with recent approvals, Staff has included a recommended condition of approval that requires the undergrounding of the utilities on site per the Design Guidelines above.

PEDESTRIAN PLAN REVIEW

The site currently does not have a side walk, and the Google bird's-eye view below shows that no sidewalk is located on the north side of Old Olive Street Road. If present, the location for a sidewalk would be within MoDOT right-of-way. At this time, Staff has not required the inclusion of a sidewalk but, if MoDOT ultimately determines that one is necessary, they will require it from the property owner.



ZONING REVIEW

A minor site development plan is required for a change in use of an entire site to another permitted use, or any proposed alteration that would significantly affect the exterior of a building, or redevelopment of a site that already contains a building or buildings, provided that such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. The applicant is significantly affecting the exterior of the building, so this is the appropriate process for review.

Lighting

The Applicant will be removing the existing light fixtures in the front parking lot and replacing them with new parking lot lighting fixtures that are downcast and fully shielded. There are also adding pedestrian bollard lighting and decorative lighting along the front façade of the new

canopy. The proposed lighting will have to meet with the illumination requirements below and with the submitted photometric plan, as well as with Section 405.680 where lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source. A condition of approval includes that the non-conforming lighting along the north elevation of the building, shall also be replaced with downcast and fully shielded light fixtures.

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

4. *Lighting. Any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one (1) foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.*

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations” dated September 5, 2013.
- The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Landscape Plan” and “Site Development Plan,” received, September 5, 2013 with the following exceptions below.
- An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- Parking lot lighting shall be downcast and fully shielded in conformance with Section 405.680, Lighting, of the Zoning Code. All nonconforming lighting existing on site shall be replaced with conforming fixtures.
- The Applicant shall underground the customer service lines on site.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code. The relocation and replacement of all signs shall require a permit per Article VIII Sign Regulations. Any non-conforming sign areas must be documented prior to the removal and replacement of the sign.
- The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy.

ACTION AND MOTION

The motion to approve site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the site development plan and elevations for the renovation of the Willowbrook Shopping Center building located at 10451 Olive Boulevard as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of September 16, 2013" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

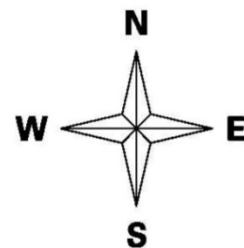
APPENDIX 3: AERIAL PHOTO



Property lines



Willowbrook Shopping Center,
10451 Old Olive Street Road



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 09/12/2013
	Description: View of the shopping center looking northwest from the parking lot.
	Description: View of the existing east elevation.
	Description: View looking west along the rear property line, note the non-conforming light fixture.



Description: View looking east from across Willowbrook Drive at the existing building.



Description: View looking south from the building. Note the lack of landscaping throughout the parking lot.



File No. _____

Planning and Zoning Commission Agenda Application
City of Creve Coeur, Missouri

Title of Project: WILLOWBROOK SHERRINON CENTER

Location of Project: 10451 OLD DRIVE STREET Locator # 17M430322

Subject for Agenda: REMODEL

REPRESENTATIVE: Name DAVID DIAL

Company DAVID W. DIAL ARCHITECTS P.C.

Address 14364 MANCHESTER RD.

MANCHESTER, MO 63011

Telephone # 636-230-0400 Fax # 636-230-0401

Email DAVID@DIALARCHITECTS.COM

OWNER: Name GERMAINE DEUTCH TRUST -

40 GARET L GOLTERMAN, Trustee
Address 10900 MANCHESTER ROAD

SUITE 100
ST. LOUIS MO 63122

Telephone # 314-822-8278 Fax # 314 822-4848

APPLICANT:

Architect _____ Engineer _____ Contractor _____ Agent _____ Owner ☒

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning
Commission meeting at 7:00 P.M. on Monday, AUGUST 19, 2013.

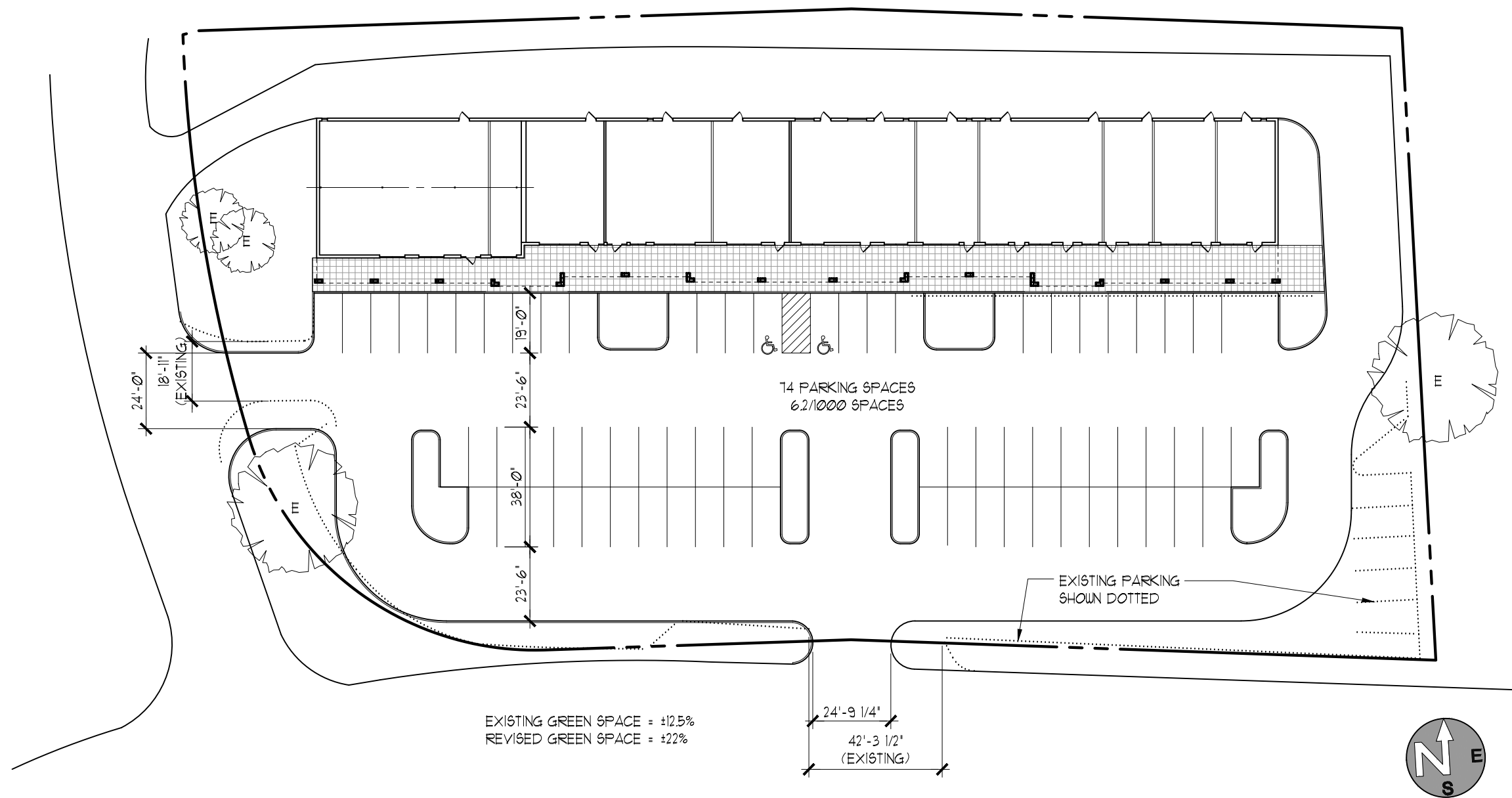
Signature [Signature]

Title Trustee

Date 7/16/2013

Paul Langdon, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Julie Lowery, Secretary (872-2501)





WILLOWBROOK CENTER

CREVE COEUR, MISSOURI

09-05-2013

dial architects

14364 Manchester Road • Manchester Missouri 63011



9/5/2013
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

WILLOWBROOK CENTER
Creve Coeur, MO
Dail Architects

Revisions:

Date	Description	No.

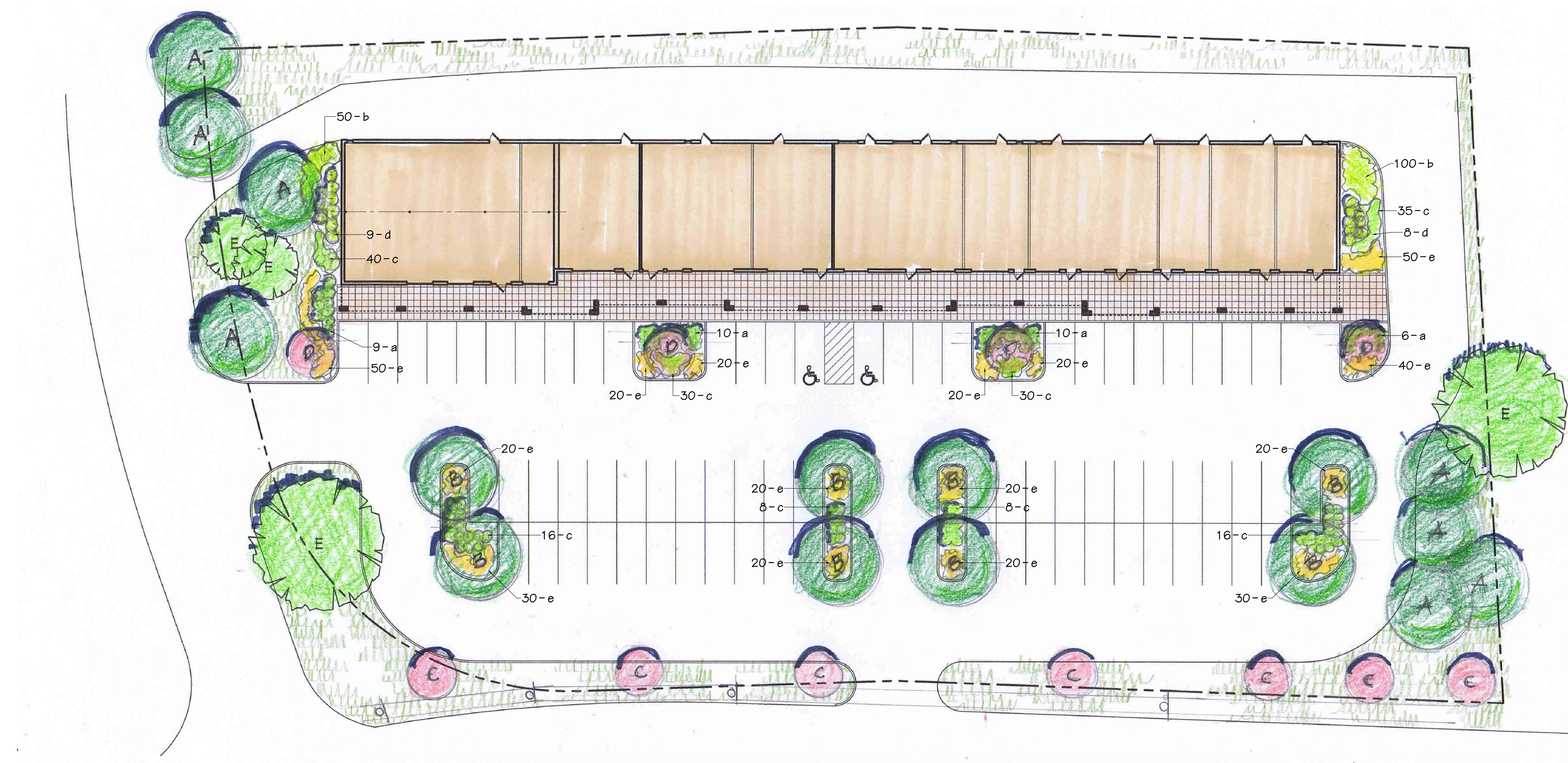
Drawn: bad
Checked: dad

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Contract or Authority: 220.1500146

Sheet Title: Landscape Plan

Sheet No: L-1

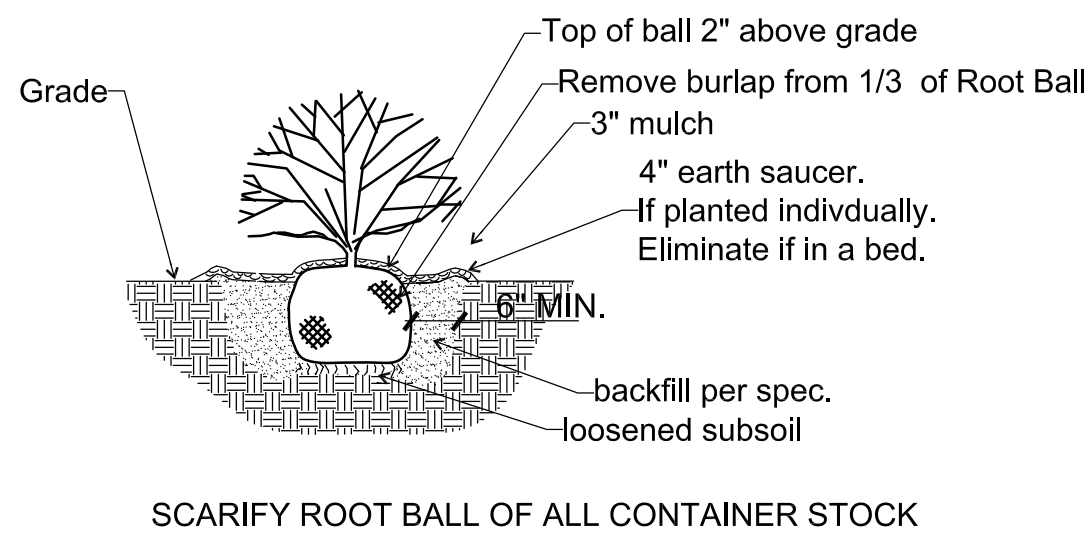
Date: 9/5/2013
Job #: 105.007



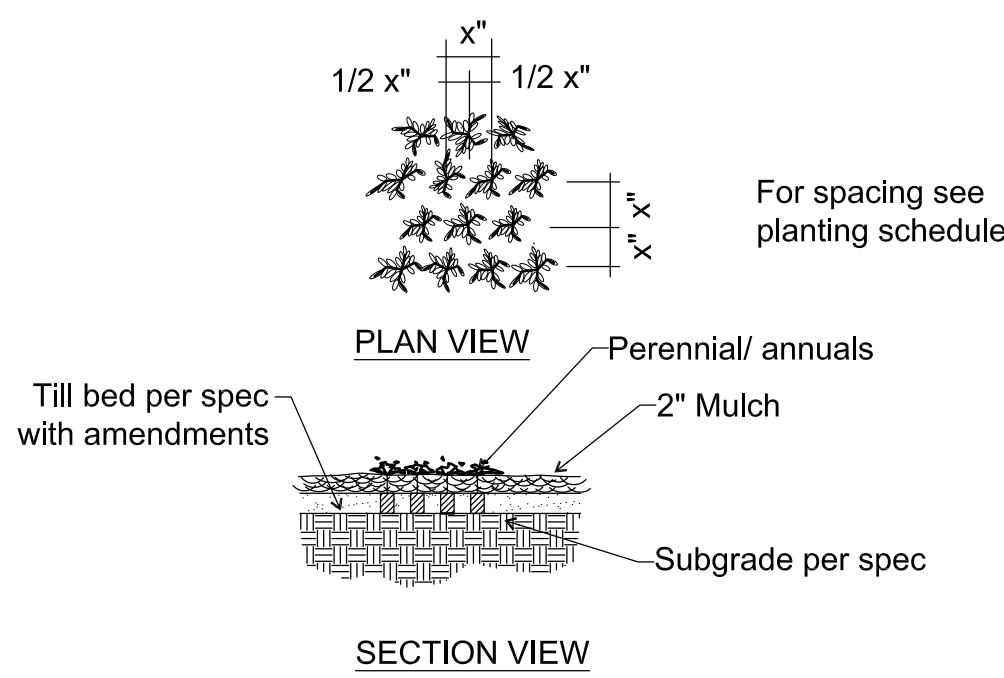
Overall Landscape Plan
SCALE 1"=20'

- General Notes:
- 1) 532 lin ft of Street Frontage / 1 tree per 30 lin ft = 17.7 or 18 trees
 - 2) 18 street trees provided
 - 3) All disturbed areas will be seeded.
 - 4) Existing trees to remain will be protected during construction if required.
 - 5) A watering system to be provided.

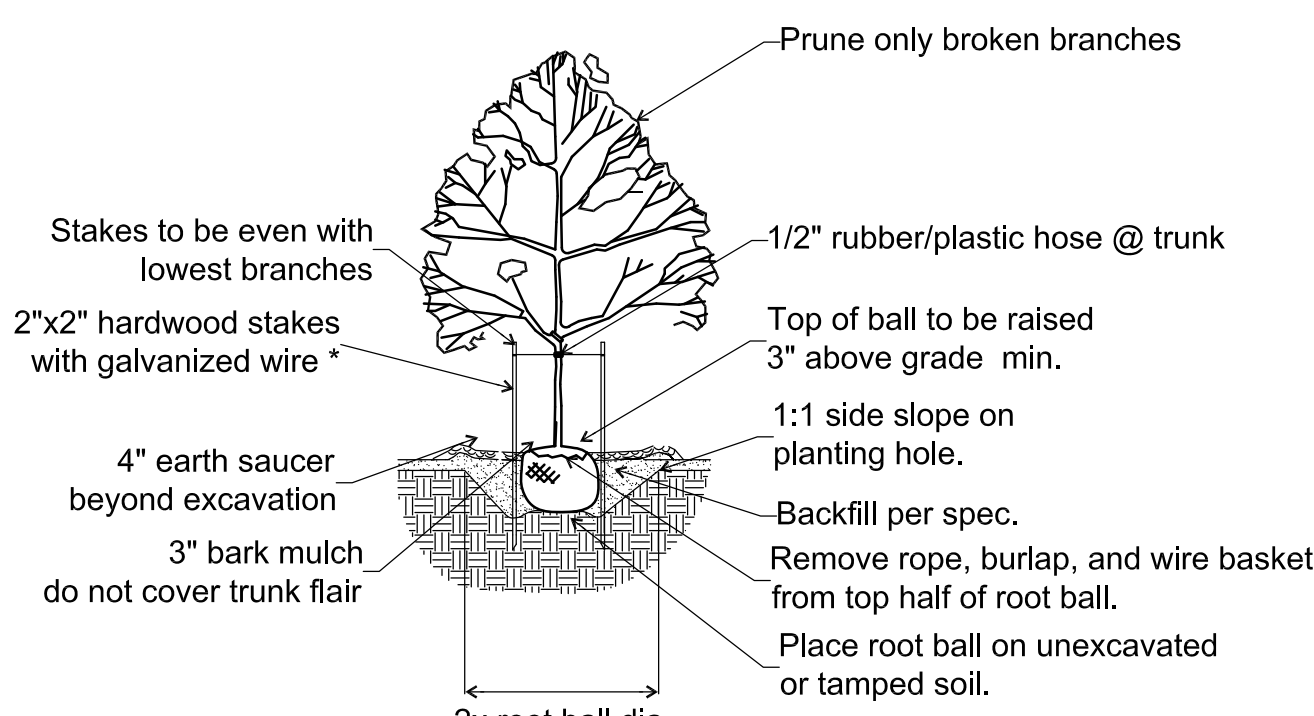
PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	8	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"	
B	8	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3"	
C	7	Crataegus viridis 'Winterking'	Winterking Hawthorn	3"	
D	4	Cercis Canadensis	Redbud	3"	
a	35	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18-24"	3' O.C.
b	200	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	2' O.C.
c	183	Sporobolus Heterolepis	Prairie Dropseed	1 gal	2' O.C.
d	26	Miscanthus sinensis 'Huron Sentinel'	Miscanthus	2 gal	3' O.C.
e	400	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal	2' O.C.



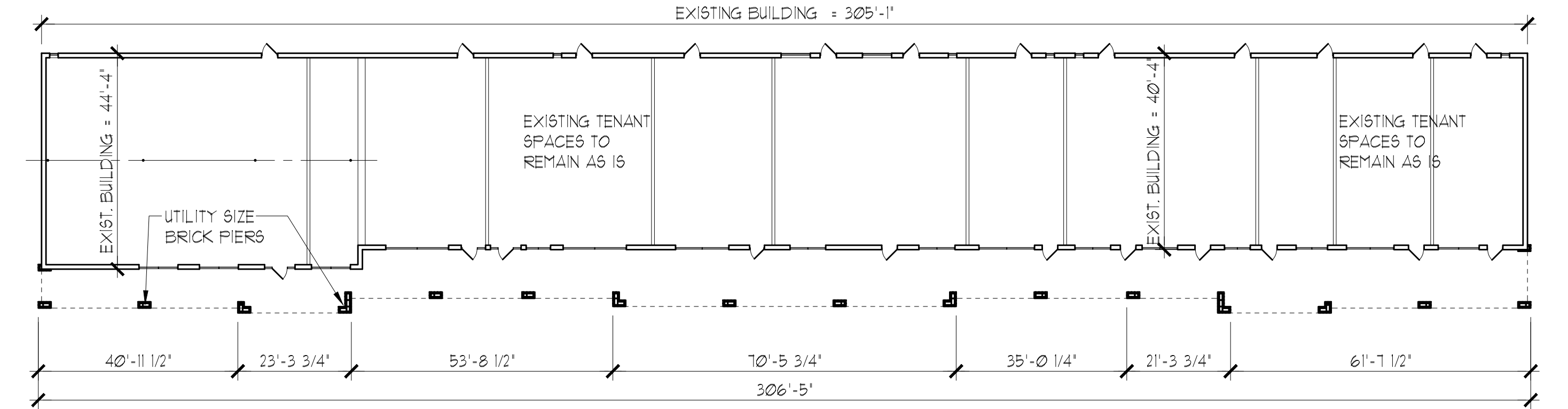
TYPICAL SHRUB PLANTING



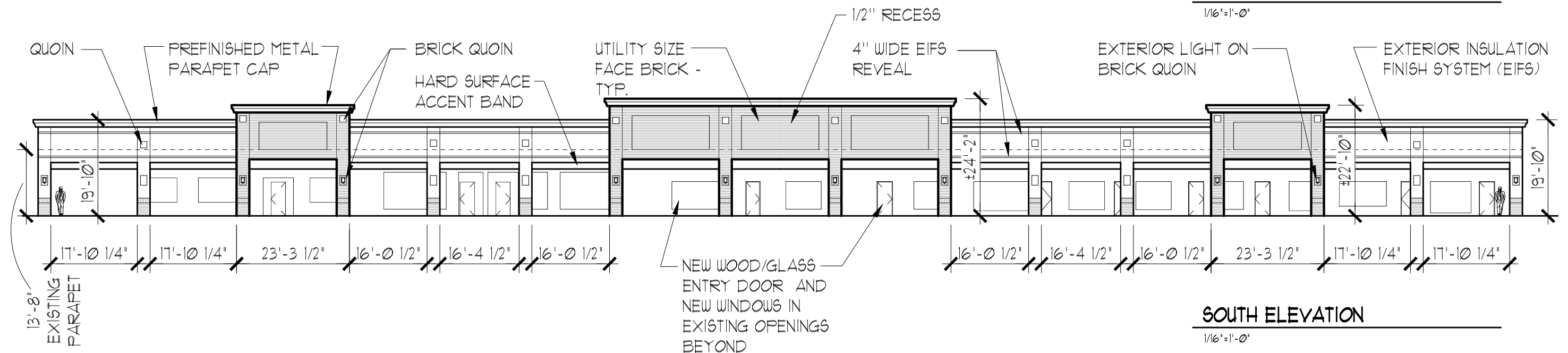
TYPICAL PERENNIAL PLANTING



DECIDUOUS TREE PLANTING



EXISTING / NEW FLOOR PLAN



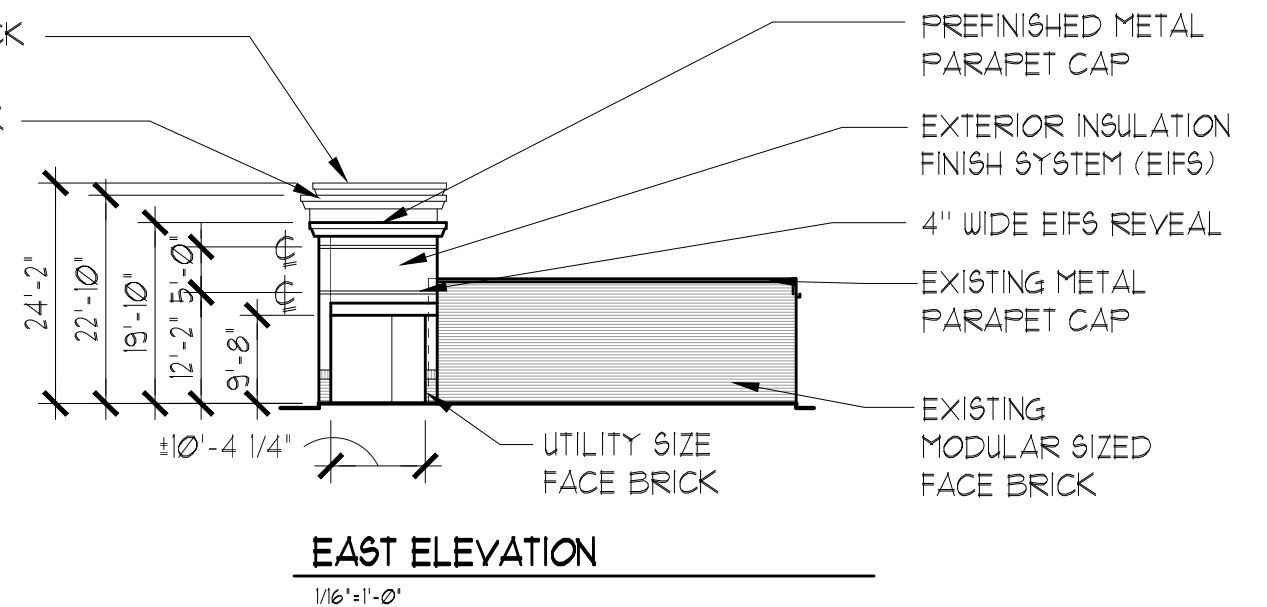
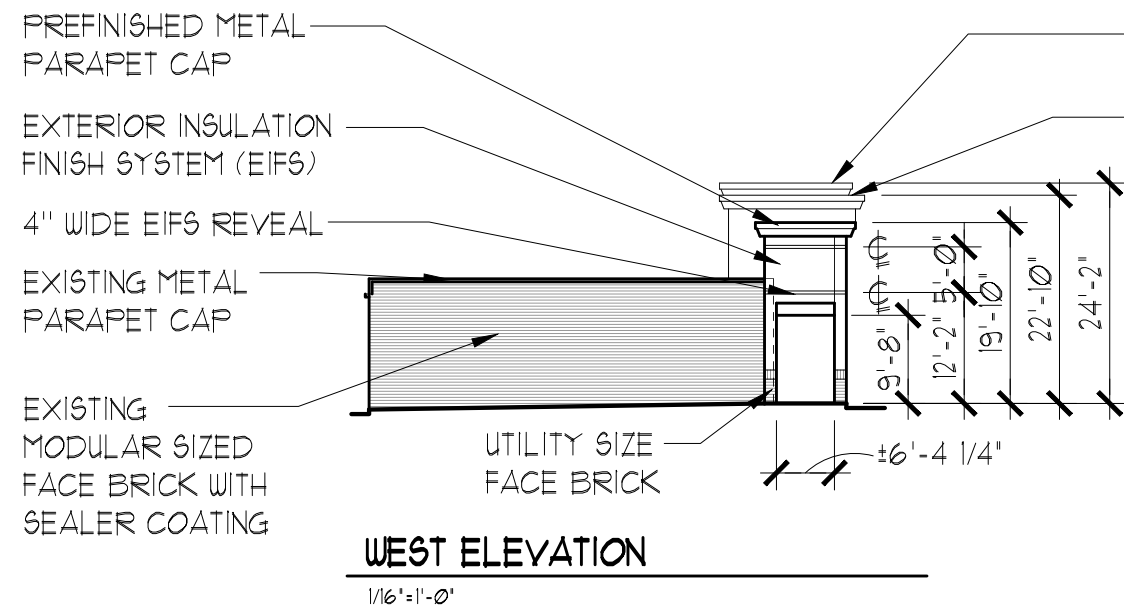
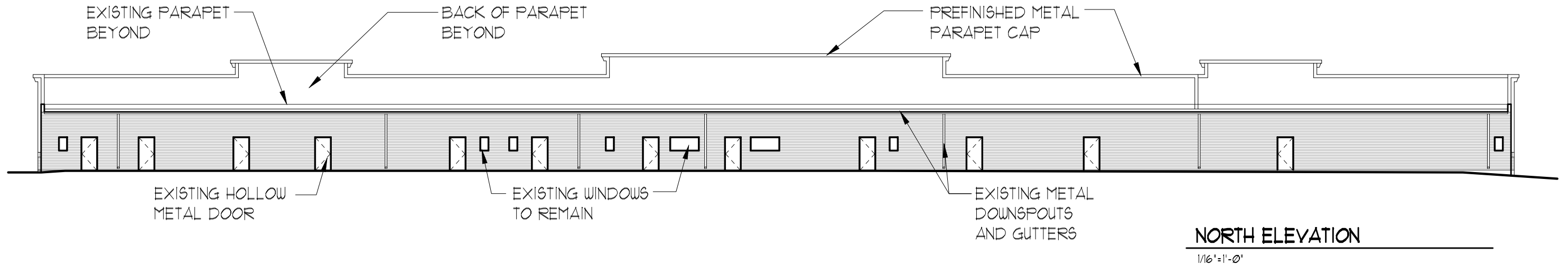
SOUTH ELEVATION

Willowbrook Center

Creve Coeur, Missouri

09-05-13

dial architects
14364 Manchester Road • Manchester Missouri 63011



Willowbrook Center

Creve Coeur, Missouri

09-05-13

dial architects
14364 Manchester Road • Manchester Missouri 63011

STATISTICS

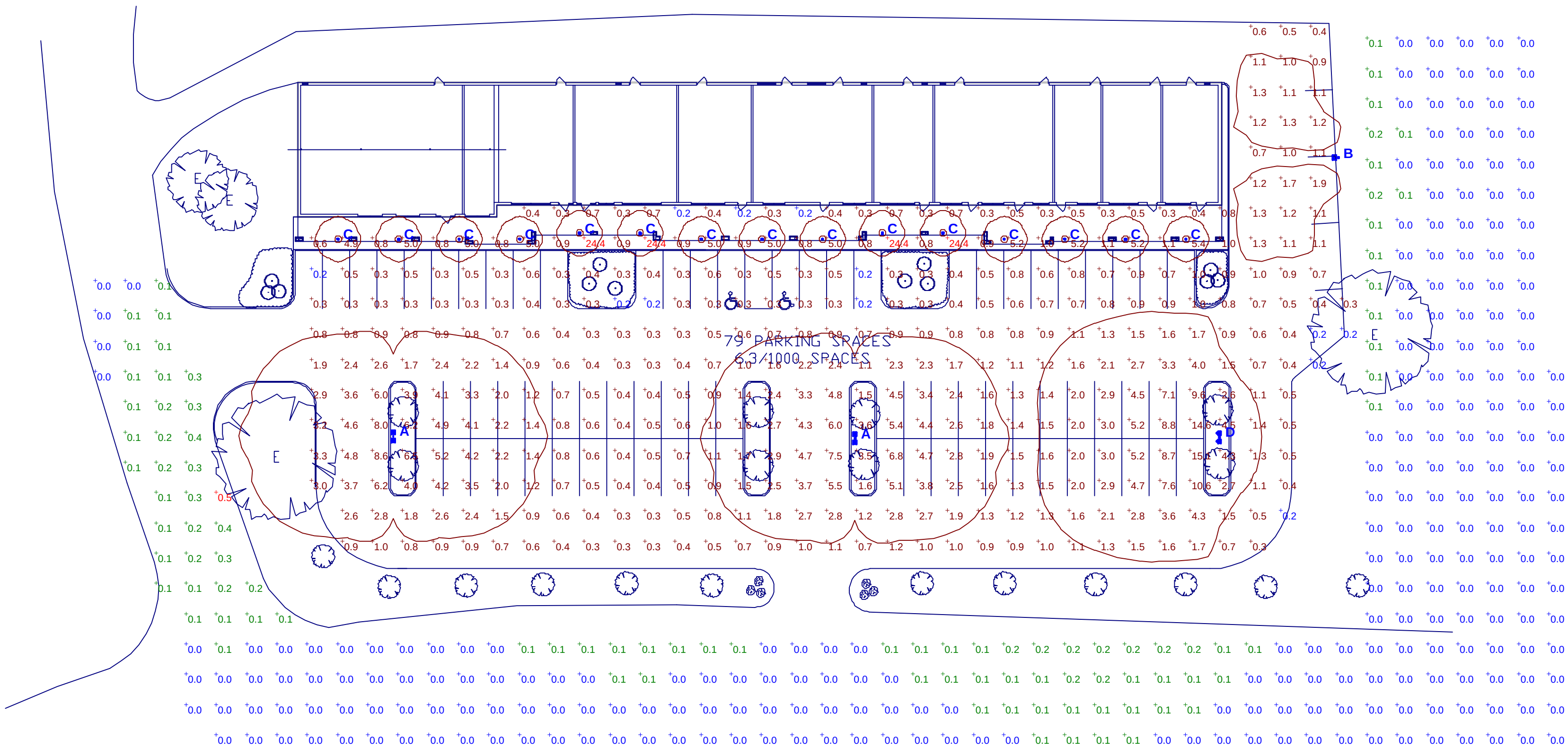
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	2.0 fc	24.4 fc	0.2 fc	122.0:1	10.0:1
Spill Light	+	0.0 fc	0.5 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	2	XGB3-3-LED-128-350-CW-UE			XGB3-3-LED-128-350-CW-UE.ies	Absolute	0.95	284
■	B	1	XGB3-3-LED-128-350-CW-UE-HSS			XGB3-3-LED-128-350-CW-UE-HSS.ies	Absolute	0.95	137
●	C	15	XBVR-ID-LED-24-400-CW-UE			XBVR-ID-LED-24-400-CW-UE.ies	Absolute	0.95	38
■	D	1	XGB3-FT-LED-128-350-CW-UE	XGB3		XGB3-FT-LED-128-350-CW-UE.ies	Absolute	0.95	272

NOTES

1. Mounting height of 22' (20'pole,2'base)
2. Calculations taken at ground level.



WILLOWBROOK CENTER
CREVE COEUR, MISSOURI

9-5-13



Willowbrook

Designer

Date
Sept 9 2013

Scale

Drawing No.

1 of 1

LED AREA LIGHTS - (XGB3) 128



lighting facts
A Program of the U.S. DOE

Light Output (Lumens) 15348
Watts 190
Lumens per Watt (Efficacy) 81

Color Accuracy
Color Rendering Index (CRI) 76

Light Color
Correlated Color Temperature (CCT) 5655 (Daylight)

Warm White 2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-WY6XYS (11/23/2011)
Model Number: XGB3-FT-LED-128-450-CW-UE
Type: Outdoor area/roadway fixture

LIGHT OUTPUT - XGB3 128					
	# of LEDs	Lumens (Nominal)			
		Type 3	Type 5	Type FT	Type FTA
Cool White	350 mA	128	11800	10500	12700
	450 mA	128	14400	12600	15300
Neutral White	350 mA	128	10800	10100	11800
	450 mA	128	12600	12100	13700

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP67

Suitable for wet locations



Project Name **Willowbrook**

Fixture Type **A**

Catalog # **(2) XGB3 3 LED 128 350CW UE 815-BRZ**

05/22/13

© 2013

LSI INDUSTRIES INC.

US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available. Reflectors are field rotatable.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Fixture Watts: 350 mA - 143, 450 mA - 185 nominal.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 32 lbs (14.5 kg) fixture; 5 lbs. (2kg) arm

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LED AREA LIGHTS - (XGB3) 128

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 5 LED 128 350 CW UE WHT VCM ES**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Controls	Sensor/Options
XGB3 - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type II 5 - Type V	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White Optional Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	Virtinet Wireless Network (requires a Ventura controller/Malibu link - see Virticus catalog page.) (blank) - None VCM - Standard (revenue grade) VCMB - Basic VCMH - Standard (Host) VCMBH - Basic (Host) DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM ² - 0-10V Dimming (from external signal) BLS ² - Bi-level Switching (from external signal)	Sensor ES ⁵ - External Sensor IMS ⁴ - Integral Motion Sensor PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell Options 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART² - XGB3 128

	8" Bracket	12" Bracket
	2.1	2.3
	4.3	4.6
		4.1
	12" Bracket	6.7
	Required	6.8
		8.2

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

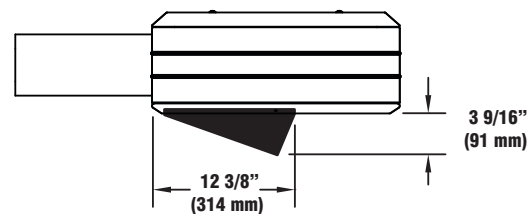
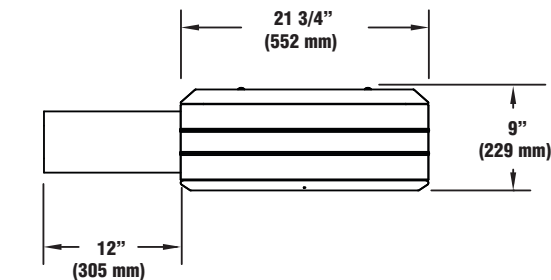
Description	Order Number	Description	Order Number
XGB3-128 - HSS - House Side Shield (Black only) ⁵	465915 BLK	ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F ⁶
XGB3-128 - LSS - House Side Shield Left Side (Black only) ⁵	465915 BLK	ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F ⁶
XGB3-128 - RSS - House Side Shield Right Side (Black only) ⁵	465915 BLK	RPSB120 - Wet Location Remote Box with 120V External Photocell	C/F ⁶
RPP2 - Round Pole Plate	162914BLK	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	C/F ⁶
BKS-BO-WM-^ - CLR - Wall Mount Plate	123111CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	C/F ⁷
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS277 - 277V Pole-Mount Occupancy Sensor	C/F ⁷
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR		

FOOTNOTES:

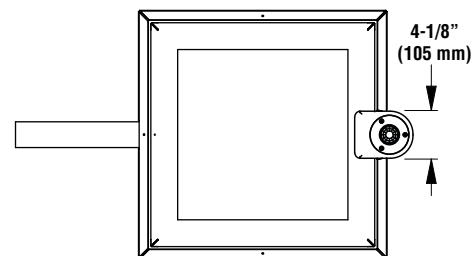
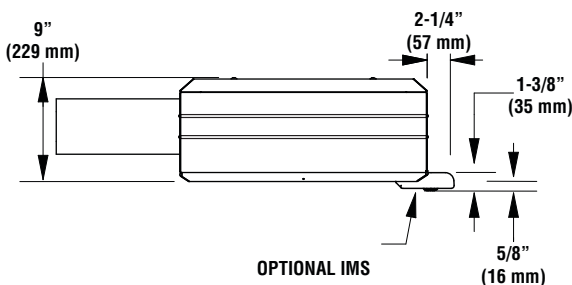
- 1 - Use with 5" traditional drilling pattern
- 2 - IMS, DIM and BLS are not compatible.
- 3 - Do not specify for satellite units.
- 4 - Not compatible with Virtinet wireless systems, DIM or BLS.

- 5 - House Side Shield adds to fixture EPA. IMS Sensor not available with LSS & RSS. HSS must be mounted opposite of IMS. Consult factory.
- 6 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
- 7 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

DIMENSIONS



House Side Shield (465915 BLK)

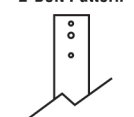
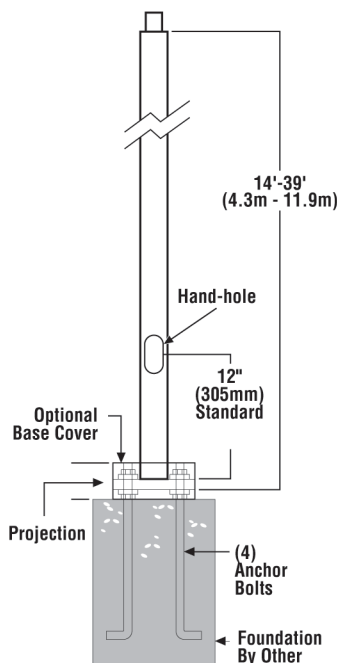


STEEL SQUARE POLES

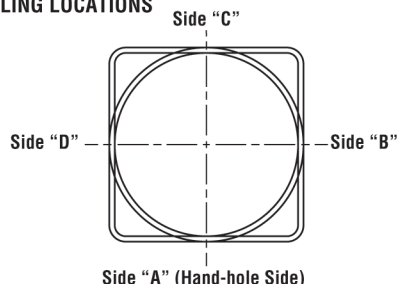
DIMENSIONS

SQN - N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

SQB3, SQB5 - Bolt-On Mount 2-Bolt Pattern



DRILLING LOCATIONS



Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			
Q90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

*Other two locations will be 120° to the left and right of Side A.

Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

SHIPPING WEIGHTS - Steel Square Poles

4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set



ARRA
Funding Compliant



Project Name **Willowbrook**

Fixture Type **A**

Catalog # **4SQB5 S11G 20 D180 BRZ BC 197**

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

POLE SELECTION CHART: 4"(102mm), 5"(127mm) and 6"(152mm) steel square poles

Height	EPA				Outside Dimensions	Material	Bolt Circle
	70 MPH	80 MPH	90 MPH	100 MPH			
14' (4.3m)	23.3	16.7	12.2	9.0	4" (102mm)	S11G	B
16' (4.9m)	18.6	13.1	9.3	6.5	4" (102mm)	S11G	B
16' (4.9m)	34.6	25.0	18.5	13.8	5" (127mm)	S11G	C
18' (5.5m)	14.4	9.7	6.5	4.2	4" (102mm)	S11G	B
18' (5.5m)	27.9	19.7	14.1	10.1	5" (127mm)	S11G	C
20' (6.1m)	11.0	7.0	4.2	2.2	4" (102mm)	S11G	B
20' (6.1m)	18.7	12.8	8.8	5.9	4" (102mm)	S07G	B
20' (6.1m)	22.5	15.4	10.5	7.0	5" (127mm)	S11G	C
20' (6.1m)	35.5	25.4	18.4	13.4	5" (127mm)	S07G	D
22' (6.7m)	10.4	6.3	3.4	1.4	4" (102mm)	S11G	B
22' (6.7m)	18.7	12.6	8.4	5.4	4" (102mm)	S07G	B
22' (6.7m)	20.8	13.8	8.9	5.5	5" (127mm)	S11G	C
22' (6.7m)	34.0	23.9	17.0	12.0	5" (127mm)	S07G	D
24' (7.3m)	7.7	4.0	1.5	—	4" (102mm)	S11G	B
24' (7.3m)	15.1	9.7	6.0	3.3	4" (102mm)	S07G	B
24' (7.3m)	16.7	10.5	6.2	3.1	5" (127mm)	S11G	C
24' (7.3m)	28.6	19.6	13.4	8.9	5" (127mm)	S07G	D
24' (7.3m)	46.2	32.6	23.2	16.6	6" (152mm)	S07G	J
26' (7.9m)	5.3	2.1	—	—	4" (102mm)	S11G	B
26' (7.9m)	12.0	7.2	3.9	1.5	4" (102mm)	S07G	B
26' (7.9m)	13.2	7.6	3.8	1.0	5" (127mm)	S11G	C
26' (7.9m)	24.0	15.8	10.3	6.3	5" (127mm)	S07G	D
26' (7.9m)	39.6	27.3	18.9	12.9	6" (152mm)	S07G	J
28' (8.5m)	19.9	12.5	7.5	3.9	5" (127mm)	S07G	D
28' (8.5m)	33.9	22.7	15.1	9.6	6" (152mm)	S07G	J
30' (9.1m)	16.3	9.6	5.0	1.7	5" (127mm)	S07G	D
30' (9.1m)	28.8	18.6	11.6	6.6	6" (152mm)	S07G	J
35' (10.7m)	18.3	10.0	4.3	—	6" (152mm)	S07G	J
39' (11.9m)	11.5	4.3	—	—	6" (152mm)	S07G	J

⚡ EPA based on ANSI/ASCE 7-93. Refer to EPA information on next page. For applications in Canada and areas using code requirements other than ANSI/ASCE 7-93, consult factory. If luminaire weight exceeds 250 lbs. (113.4 kg), consult factory.

05/29/13

© 2013

LSI INDUSTRIES INC.

STEEL SQUARE POLES

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **5SQB5 S07G 24 S PLP SF DGP**

Pole Series	Material	Height ²	Mounting Configuration	Pole Finish	Options
Bolt-on Arm Mount - See pole selection guide for patterns and fixture matches. 4SQB3 - 3" Reduced drilling pattern 5SQB3 - 3" Reduced drilling pattern 4SQB5 - 5" Traditional drilling pattern 5SQB5 - 5" Traditional drilling pattern 6SQB5 - 5" Traditional drilling pattern	S11G - 11 Ga. Steel S07G - 07 Ga. Steel	14' 16' 18' 20' 22' 24' 26' 28' 30' 35' 39'	S - Single/Parallel D180° - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad QN90° - Quad	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood ³ DF - Double Flood ³ DGP - DuraGrip® Plus LAB - Less Anchor Bolts OSXX - Pole preparation for PMOS Occupancy Sensor ⁴
Pole Top Mount - Use with: • Greenbriar Pole Top • Hilton Pole Top 4SQP 5SQP 6SQP	Consult Pole Selection Chart on opposite page		PT - Pole Top Mount	Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.	
Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. 4SQN 5SQN 6SQN			N - Tenon Mount (Standard tenon size is 2-3/8" O.D.)		
No Mounting Holes or Pole Caps - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF			*		
Internal Slip-fitter¹ 4SQI 5SQI					

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

	Order Number	Description	Order Number
4BC - 4" Square Base Cover	122559CLR	Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
5BC - 5" Square Base Cover	122561CLR	Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
6BC - 6" Square Base Cover	122563CLR	Vibration Damper - 6" Square Pole (bolt-on mount only)	178361
ER2 - Weatherproof Duplex Receptacle	122566CLR	PMOS120 - 120V Occupancy Sensor	518030CLR ⁵
GFI - Ground Fault Circuit Interrupter	122567CLR	PMOS277 - 277V Occupancy Sensor	518029CLR ⁵
MHP - Mounting Hole Plugs (3 plugs)	132336		

FOOTNOTES:

- See Area Lighting Brackets - Bolt-on and XAS3/XAM3 Area Lighting Brackets pages for Internal Slip-fitter brackets.
- Pole heights will have +/- 1/2" tolerance.
- See Flood Lighting Brackets section for choice of FBO brackets.
- Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS8A indicates preparation is to be 8ft. up from pole base on side A. Optimal distance from ground to sensor is 10ft.
- OSXX option required.

BOLT CIRCLE

	4" (102mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	6" (152mm) square 12" (305mm) sq.
				
	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle
	B	C	D	J
Bolt Circle	8"-11" (203mm-279mm)	9"-11" (229mm-279mm)	9"-11" (229mm-279mm)	12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

LED AREA LIGHTS - (XGB3) 128



Shown with optional decal striping

Crossover LED Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	15348
Watts	190
Lumens per Watt (Efficacy)	81

Color Accuracy Color Rendering Index (CRI)	76
--	-----------

Light Color Correlated Color Temperature (CCT)	5655 (Daylight)		
2700K	3000K	4500K	6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-WY6XYS (11/23/2011)
Model Number: XGB3-FT-LED-128-450-CW-UE
Type: Outdoor area/roadway fixture

LIGHT OUTPUT - XGB3 128

	# of LEDs	Lumens (Nominal)			
		Type 3	Type 5	Type FT	Type FTA
Cool White	350 mA	128	11800	10500	12700
	450 mA	128	14400	12600	15300
Neutral White	350 mA	128	10800	10100	11800
	450 mA	128	12600	12100	13700

This product, or selected versions of this product, meet the standards listed below.

Please consult factory for your specific requirements.



IP67

Suitable for wet locations



Project Name **Willowbrook**

Fixture Type **B**

Catalog # **XGB3 3 LED 128 350 CW UE HS BLK BRZ**

05/22/13

© 2013

LSI INDUSTRIES INC.

US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available. Reflectors are field rotatable.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Fixture Watts: 350 mA - 143, 450 mA - 185 nominal.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 32 lbs (14.5 kg) fixture; 5 lbs. (2kg) arm

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LED AREA LIGHTS - (XGB3) 128

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 5 LED 128 350 CW UE WHT VCM ES**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Controls	Sensor/Options
XGB3 ¹ - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White Optional Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	Virtinet Wireless Network (requires a Ventura controller/Mailbu link - see Virticus catalog page.) (blank) - None VCM - Standard (revenue grade) VCMB - Basic VCMH - Standard (Host) VCMBH - Basic (Host) DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM ² - 0-10V Dimming (from external signal) BLS ² - Bi-level Switching (from external signal)	Sensor ES ³ - External Sensor IMS ⁴ - Integral Motion Sensor PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell Options 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART² - XGB3 128

	8" Bracket	12" Bracket
	2.1	2.3
	4.3	4.6
		4.1
		6.7
		6.8
		8.2

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

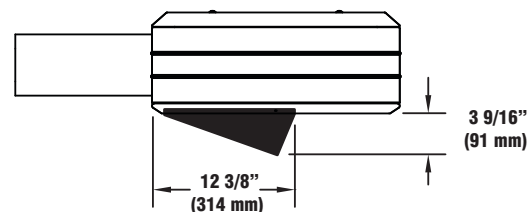
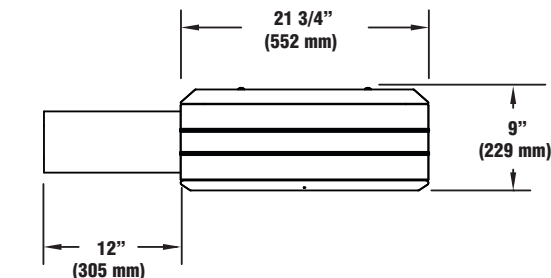
Description	Order Number	Description	Order Number
XGB3-128 - HSS - House Side Shield (Black only) ⁵	465915 BLK	ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F ⁶
XGB3-128 - LSS - House Side Shield Left Side (Black only) ⁵	465915 BLK	ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F ⁶
XGB3-128 - RSS - House Side Shield Right Side (Black only) ⁵	465915 BLK	RPSB120 - Wet Location Remote Box with 120V External Photocell	C/F ⁶
RPP2 - Round Pole Plate	162914BLK	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	C/F ⁶
BKS-BO-WM-^ - CLR - Wall Mount Plate	123111CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	C/F ⁷
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS277 - 277V Pole-Mount Occupancy Sensor	C/F ⁷
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR		

FOOTNOTES:

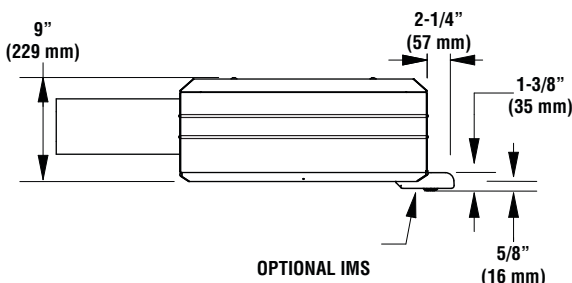
- 1 - Use with 5" traditional drilling pattern
- 2 - IMS, DIM and BLS are not compatible.
- 3 - Do not specify for satellite units.
- 4 - Not compatible with Virtinet wireless systems, DIM or BLS.

- 5 - House Side Shield adds to fixture EPA. IMS Sensor not available with LSS & RSS. HSS must be mounted opposite of IMS. Consult factory.
- 6 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
- 7 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

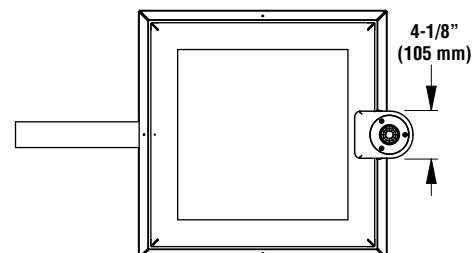
DIMENSIONS



House Side Shield (465915 BLK)



OPTIONAL IMS

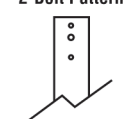
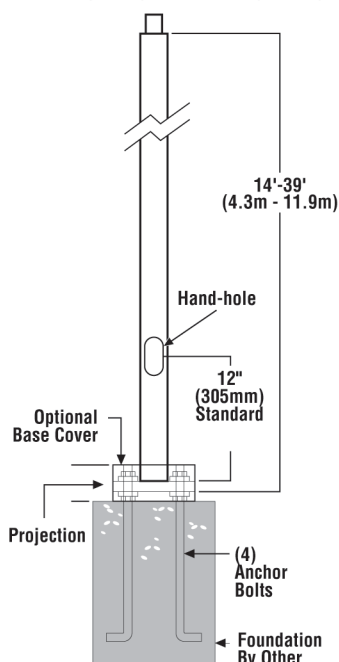


STEEL SQUARE POLES

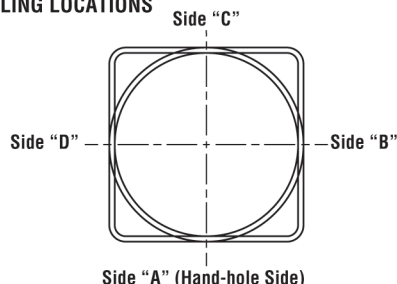
DIMENSIONS

SQN –
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

SQB3, SQB5 –
Bolt-On Mount
2-Bolt Pattern



DRILLING LOCATIONS



Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			
Q90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

*Other two locations will be 120° to the left and right of Side A.

Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

SHIPPING WEIGHTS - Steel Square Poles

4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set



ARRA
Funding Compliant



Project Name **Willowbrook**

Fixture Type **B**

Catalog # **4SQB5 S11G 20 S BRZ BC**

201

05/29/13

© 2013

LSI INDUSTRIES INC.

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

POLE SELECTION CHART: 4"(102mm), 5"(127mm) and 6"(152mm) steel square poles

Height	70 MPH	80 MPH	90 MPH	100 MPH	Outside Dimensions	Material	Bolt Circle
14' (4.3m)	23.3	16.7	12.2	9.0	4" (102mm)	S11G	B
16' (4.9m)	18.6	13.1	9.3	6.5	4" (102mm)	S11G	B
16' (4.9m)	34.6	25.0	18.5	13.8	5" (127mm)	S11G	C
18' (5.5m)	14.4	9.7	6.5	4.2	4" (102mm)	S11G	B
18' (5.5m)	27.9	19.7	14.1	10.1	5" (127mm)	S11G	C
20' (6.1m)	11.0	7.0	4.2	2.2	4" (102mm)	S11G	B
20' (6.1m)	18.7	12.8	8.8	5.9	4" (102mm)	S07G	B
20' (6.1m)	22.5	15.4	10.5	7.0	5" (127mm)	S11G	C
20' (6.1m)	35.5	25.4	18.4	13.4	5" (127mm)	S07G	D
22' (6.7m)	10.4	6.3	3.4	1.4	4" (102mm)	S11G	B
22' (6.7m)	18.7	12.6	8.4	5.4	4" (102mm)	S07G	B
22' (6.7m)	20.8	13.8	8.9	5.5	5" (127mm)	S11G	C
22' (6.7m)	34.0	23.9	17.0	12.0	5" (127mm)	S07G	D
24' (7.3m)	7.7	4.0	1.5	—	4" (102mm)	S11G	B
24' (7.3m)	15.1	9.7	6.0	3.3	4" (102mm)	S07G	B
24' (7.3m)	16.7	10.5	6.2	3.1	5" (127mm)	S11G	C
24' (7.3m)	28.6	19.6	13.4	8.9	5" (127mm)	S07G	D
24' (7.3m)	46.2	32.6	23.2	16.6	6" (152mm)	S07G	J
26' (7.9m)	5.3	2.1	—	—	4" (102mm)	S11G	B
26' (7.9m)	12.0	7.2	3.9	1.5	4" (102mm)	S07G	B
26' (7.9m)	13.2	7.6	3.8	1.0	5" (127mm)	S11G	C
26' (7.9m)	24.0	15.8	10.3	6.3	5" (127mm)	S07G	D
26' (7.9m)	39.6	27.3	18.9	12.9	6" (152mm)	S07G	J
28' (8.5m)	19.9	12.5	7.5	3.9	5" (127mm)	S07G	D
28' (8.5m)	33.9	22.7	15.1	9.6	6" (152mm)	S07G	J
30' (9.1m)	16.3	9.6	5.0	1.7	5" (127mm)	S07G	D
30' (9.1m)	28.8	18.6	11.6	6.6	6" (152mm)	S07G	J
35' (10.7m)	18.3	10.0	4.3	—	6" (152mm)	S07G	J
39' (11.9m)	11.5	4.3	—	—	6" (152mm)	S07G	J

⚡ EPA based on ANSI/ASCE 7-93. Refer to EPA information on next page. For applications in Canada and areas using code requirements other than ANSI/ASCE 7-93, consult factory. If luminaire weight exceeds 250 lbs. (113.4 kg), consult factory.

STEEL SQUARE POLES

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **5SQB5 S07G 24 S PLP SF DGP**

Pole Series	Material	Height ²	Mounting Configuration	Pole Finish	Options
Bolt-on Arm Mount - See pole selection guide for patterns and fixture matches. 4SQB3 - 3" Reduced drilling pattern 5SQB3 - 3" Reduced drilling pattern 4SQB5 - 5" Traditional drilling pattern 5SQB5 - 5" Traditional drilling pattern 6SQB5 - 5" Traditional drilling pattern	S11G - 11 Ga. Steel S07G - 07 Ga. Steel	14' 16' 18' 20' 22' 24' 26' 28' 30' 35' 39'	S - Single/Parallel D180° - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad QN90° - Quad PT - Pole Top Mount	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood ³ DF - Double Flood ³ DGP - DuraGrip® Plus LAB - Less Anchor Bolts OSXX - Pole preparation for PMOS Occupancy Sensor ⁴
Pole Top Mount - Use with: • Greenbriar Pole Top • Hilton Pole Top 4SQP 5SQP 6SQP	Consult Pole Selection Chart on opposite page			Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.	
Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. 4SQN 5SQN 6SQN			N - Tenon Mount (Standard tenon size is 2-3/8" O.D.)		
No Mounting Holes or Pole Caps - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF			*		
Internal Slip-fitter ¹ 4SQI 5SQI					

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

	Order Number	Description	Order Number
4BC - 4" Square Base Cover	122559CLR	Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
5BC - 5" Square Base Cover	122561CLR	Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
6BC - 6" Square Base Cover	122563CLR	Vibration Damper - 6" Square Pole (bolt-on mount only)	178361
ER2 - Weatherproof Duplex Receptacle	122566CLR	PMOS120 - 120V Occupancy Sensor	518030CLR ⁵
GFI - Ground Fault Circuit Interrupter	122567CLR	PMOS277 - 277V Occupancy Sensor	518029CLR ⁵
MHP - Mounting Hole Plugs (3 plugs)	132336		

FOOTNOTES:

- 1 - See Area Lighting Brackets - Bolt-on and XAS3/XAM3 Area Lighting Brackets pages for Internal Slip-fitter brackets.
- 2 - Pole heights will have +/- 1/2" tolerance.
- 3 - See Flood Lighting Brackets section for choice of FBO brackets.
- 4 - Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS8A indicates preparation is to be 8ft. up from pole base on side A. Optimal distance from ground to sensor is 10ft.
- 5 - OSXX option required.

BOLT CIRCLE

	4" (102mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	6" (152mm) square 12" (305mm) sq.
				
	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle
	B	C	D	J
Bolt Circle	8"-11" (203mm-279mm)	9"-11" (229mm-279mm)	9"-11" (229mm-279mm)	12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)

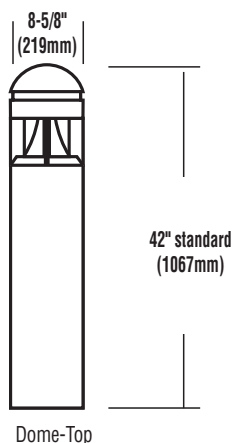
Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

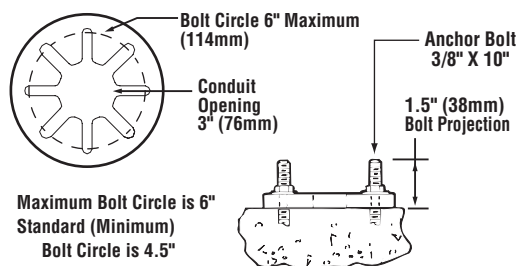
NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

LED BOLLARD LIGHT (XBVRD)



BASE DETAIL

Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



SHIPPING WEIGHTS - LED Bollard

Catalog #	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
XBVRF	25/56	1318/51.875	311/12.25	251/9.875
XBVRD	25/56	1318/51.875	311/12.25	251/9.875
Anchor Bolts (3/8" x 10")	1/set 1/2	-	-	-

LIGHT OUTPUT - XBVR

Description	# of LEDs	Output	
		Lumens	Watts
Cool White XBVR ID	24	1338	38
Neutral White XBVR ID	24	1224	38
Warm White XBVR ID	24	856	38

U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - An array of 24 select high-brightness LEDs in Cool White (5200°K), Warm White (3300°K) or Neutral White (4100°K) color temperature, 69 CRI (nominal)

REFLECTOR/DISTRIBUTION - Indirect. Photometric data is tested in accordance to IESNA Procedures.

HOUSING - Crown: Virtually tamper-proof concealed stainless steel fasteners in the cast aluminum crown assembly.

Lower Housing: One-piece, .322 inch seamless, extruded aluminum. Various heights are available in 6" increments starting at a minimum of 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

LENS/GASKET - One-piece, clear acrylic lens enclosure fully gasketed at top and bottom edge.

ANCHOR BOLTS - Requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). 347-480V also available - 400mA is standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

DRIVER - State-of-the-art driver technology designed specifically LSI LED light sources provides unsurpassed system efficiency. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, graphite, satin verde green and metallic silver.

DECAL STRIPING - Color-coordinated decal is available in 9 standard decal colors or by custom order from a selection of hundreds. Decal is guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations. DLC - not all possible distributions are DLC approved. Please refer to LSI or DLC web site for specific listings.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Suitable for wet locations



LED BOLLARD LIGHT (XBVRD)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XBVRF ID LED 24 400 CW UE BRZ 45**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temp	Line Voltage	Finish	Options
XBVRF Flat-Top XBVRD Round-Top	ID - Indirect	LED - Light Emitting Diode	24	400	CW - Cool White NW - Neutral White WW - Warm White	UE - Universal Electronic (120-277V 50/60Hz) 347 - 347 volt 480 - 480 volt	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	H - XX (Specify Height) ¹ PCI120 - Button-type Photocell PCI208, 240,277 - Button-type Photocell PCI347 - Button-type Photocell GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts RN - Roughneck Heavy Duty Mounting Plate

1 - Taller or shorter heights available in 6" increments. Minimum height is 30". Maximum height is 60".

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized	285560
HSS - Round House Side Shield	122510

Color Decals

45 - Light Gold
20 - Charcoal Metallic
55 - Black
94 - Blue Black
59 - Dark Green
51 - Dark Red
21 - Tomato Red
50 - White
700 - Aztec Silver Metallic



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 #13-037 FOR A MASTER SIGN PLAN FOR WHITFIELD SCHOOL

FOR THE MEETING OF: September 16, 2013

LOCATION: 175 S. Mason Road, located at the southwest corner of Mason Road and Ladue Road.

REQUEST: An application has been submitted for a Master Sign Plan for Whitfield School to include new building signs, scoreboard signs, and directional signs throughout the campus that are intended to communicate to the on and off-site public, improve on-site vehicular traffic safety, and provide information for campus facilities while enhancing the aesthetic appearance of the campus.

ADDITIONAL INFORMATION: The City of Creve Coeur annexed the 23.9 acre Whitfield School campus in 1995, and subsequently zoned it "A" Single Family Residential. The City's Sign Regulations provides that residentially zoned institutions with a minimum tract area of 20 acres may seek approval of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Comp. Plan References

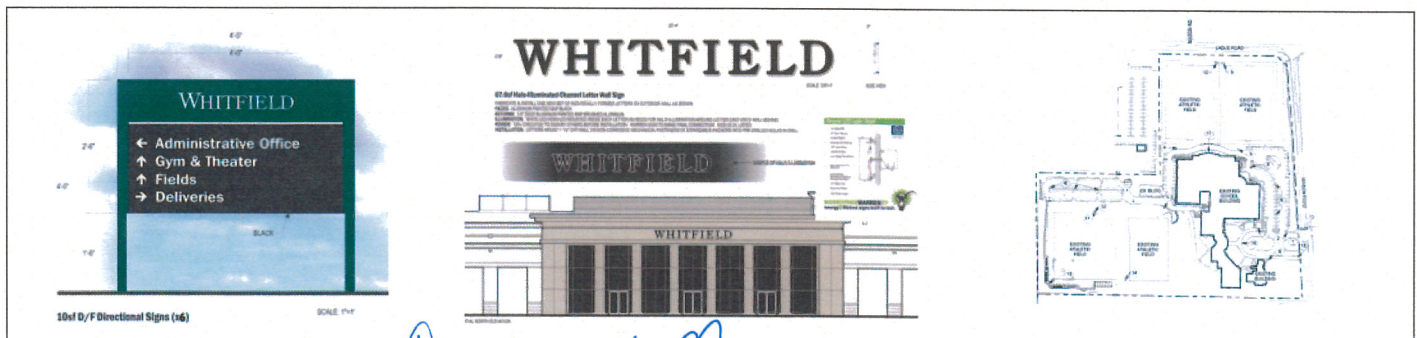
- Residential Neighborhoods

Zoning Code References

- Section 405.250: "A" Single Family Residential District
- Section 405.950(J) Master Signs Plans

APPLICANT: Dave Lauer
Whitfield School
175 S. Mason Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Andy Seabacher
M+H Architects, Inc.
2165 Schuetz Road
St. Louis, MO 63146



REPORT PREPARED BY:

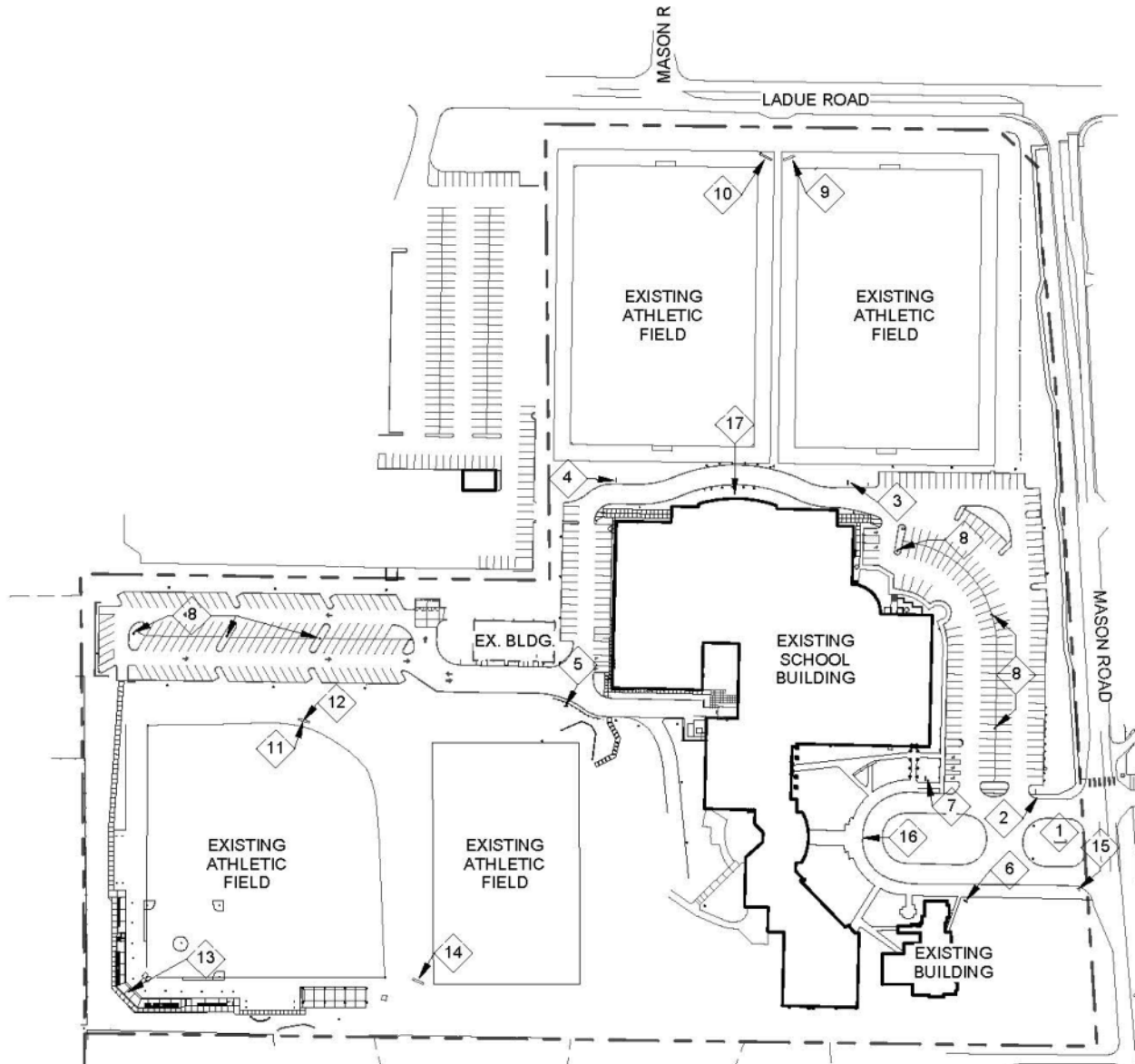
Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013
Date

ATTACHMENTS: Applicant's drawings received August 6, 2013
Draft Ordinance

MASTER SIGN PLAN PROPOSAL

The proposed plan includes documenting all of the existing signs, as well as proposes several new signs. All of the signs have a consistent scholastic design theme and use of the school colors and materials, for branded signs, and non-branded signs. The designs of these signs can be broken down to several similar style types that are in similar design. Below is a close up of the locations of all the signs:



Most of the signs are pre-existing, prior to the City's annexation of the area. Therefore the focus of the staff report will be on the proposed new signs.

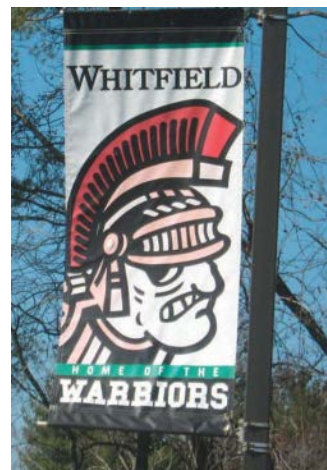
New Wall Mounted Sign (#17)

Institutional uses in residential districts are allowed a wall mounted sign that is limited 12 square feet in sign area, per Section 405.940.E. However, through the master sign program, alternative signs may be permitted. The proposal includes one new wall sign of 67.6 square feet sign for the building at the corner of Ladue and Mason Roads, where the building sits back approximately

[illegible]

The proposed sign package includes six new 10-square foot directional signs throughout the campus that will have the same style, as shown below:

The applicant is also requesting to include approximately eight light pole banners within the east and west parking lots that are approximately 16 square feet and that would change periodically for special events.



New Pole Mounted Scoreboard And New Donor or Field Information Added To Existing Scoreboards

The proposal includes replacing the existing scoreboard (#9) and adding a new scoreboard sign (#10) for the athletic fields on the southside of Ladue Road that will be consistent with the schools existing sports field signs. The existing landscape will screen the boards from views from the public right-of-way:



Additional signs will be added to the existing scoreboards for the athletic fields on the southwest side of the campus, in a similar manner (#11 -#14). These signs are all interior to the campus and not visible from the public right-of-way.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Kirk of the Hills Church/ Enclave Bellerive subdivision	“SE” Suburban Estate (Town & Country)/ “B RDD” Single Family Residential	Ladue Road
South	Ridgecreek subdivision	“SE” Suburban Estate (Town & Country)	N/A
East	Single-family detached residences	“A” Single-family Residential	Mason Road
West	Bryn Wick subdivision	“SE” Suburban Estate (Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW

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

The Design Guidelines offer further recommendations 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 signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas, and appropriate for the use. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and 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. For campuses the Sign Regulations allow for the flexibility through the approval of a comprehensive sign package that creates an overall identity for the campus, where all signs are compatible in theme, quality, and character with the surrounding area, per the Master Sign Plan provision below:

Section 405.950: Signs In Non-Residential Districts

- J. Master Signage Plans. In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:*
- 1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*
 - 2. Any application submitted pursuant to Subsection (J)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.*
 - 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:*
 - a. Proposed signs are consistent with the purpose of this Article.*
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.*
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 and the purposes of architectural and urban design elements.

The proposed Master Sign Plan for Whitfield School is consistent with the intent of the Sign Regulations provision for master sign plans and with prior action, where the signs represent a similar style and design, and are mostly limited to the interior of the campus. The new wall sign proposed for the building at the corner of Ladue Road and Mason Road, will provide identity and visibility to the intersection and will increase public convenience by providing better direction information for visitors on the campus in a well-designed, coordinated manner. The halo-style lighting of the wall sign is not bright enough to create any off-site light spillage.

FORM OF THE DRAFT ORDINANCE

The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The Applicant shall follow the Master Signage Plan received August 6, 2013 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.
- The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for Whitfield School is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the master signage plan for the Whitfield School, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 16, 2013” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

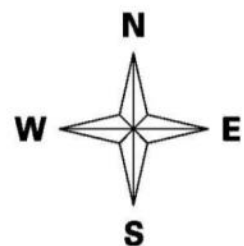
APPENDIX 3: AERIAL PHOTO



Property lines



Whitfield School
175 S. Mason Road



July 18, 2013

SIGNAGE MASTER PLAN STUDY

for

WHITFIELD SCHOOL





2150 SCHUETZ ROAD, SUITE 200, ST. LOUIS, MO 63146 | 314.878.3500 | WWW.MHA.US.COM

August 1, 2013

Mr. Paul Langdon
Community Development Director
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

RE: Whitfield School Signage Master Plan
09009.02 GT

Dear Mr. Langdon:

Please accept this submittal on behalf of Whitfield School for approval as the Master Sign Plan record document for Whitfield School.

Campus signage is intended to communicate to on and off-site public, improve on-site vehicular traffic and safety, and identify and provide information for campus facilities while enhancing the aesthetic appearance of the campus.

The purpose of the proposed Master Sign Plan is to establish a framework of acceptable size and location for all future permanent signs on Whitfield School's campus. This will enable Whitfield to execute the Sign Master Plan through individual sign installation, as needs arise and development on campus continues, within this approved framework. Execution of the Sign Master Plan and installation of the individual signs will be without a specific schedule and in no specific order at this time.

All signs will comply with Life Safety codes, signs will not obstruct exit ways or ventilation, and signs will not project beyond the property lines or into public right-of-ways.

The attached submittal includes a Whitfield school campus key plan indicating the locations for each proposed and existing signs on campus followed by a detailed description of each sign.

We hope you find this acceptable. Please call with any questions or comments.

Sincerely,

M+H ARCHITECTS

A handwritten signature in black ink, appearing to read 'ANDY SEBACHER', is written over a faint, larger version of the same signature.

Andy Sebacher
Project Manager

cc: Mr. Dave Lauer, Whitfield School

P:\PRJ\2009\09009.02 Whitfield Signage Masterplan\B - Word Docs\Signage MP Letter.doc



WHITFIELD SCHOOL
SAINT LOUIS MISSOURI

WHITFIELD SCHOOL
175 SOUTH MASON ROAD
ST. LOUIS, MO 63141

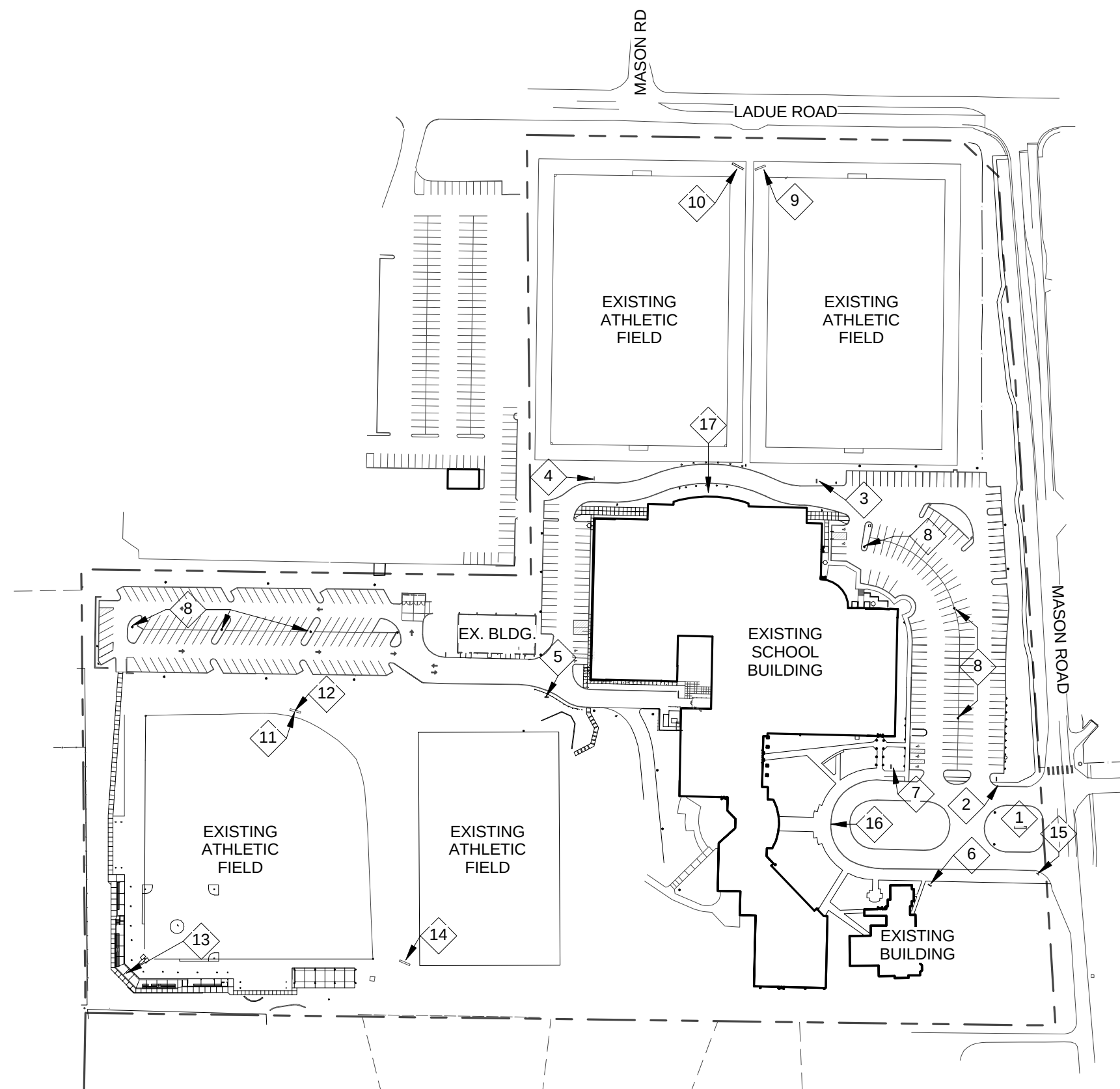
ZONING: R-1

SITE ACREAGE: 23.929 AC. +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF GOTTFRIED MERTZ ESTATE AS RECORDED IN PLAT BOOK 2 PAGE 39 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, BEING ALSO LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI





PLAN KEYED NOTES



- 1 EXISTING MONUMENT SIGN.
- 2 NEW DIRECTIONAL PANEL SIGN.
- 3 NEW DIRECTIONAL PANEL SIGN.
- 4 NEW DIRECTIONAL PANEL SIGN.
- 5 NEW DIRECTIONAL PANEL SIGN.
- 6 NEW DIRECTIONAL PANEL SIGN.
- 7 NEW DIRECTIONAL PANEL SIGN.
- 8 EXISTING LIGHT POLE MOUNTED BANNERS.
- 9 EXISTING POLE MOUNTED SCOREBOARD TO BE REPLACED AT NORTHEAST FIELD.
- 10 NEW POLE MOUNTED SCOREBOARD AT NORTHWEST FIELD.
- 11 EXISTING BASEBALL FIELD SCOREBOARD.
- 12 PROPOSED DONOR OR FIELD INFORMATION ADDED TO EXISTING SCOREBOARD.
- 13 EXISTING WALL MOUNTED BASEBALL FIELD NAME.
- 14 EXISTING POLE MOUNTED SCOREBOARD AT SOUTH FIELD.
- 15 EXISTING "EXIT ONLY" PANEL SIGN.
- 16 EXISTING WALL MOUNTED SIGN FOR SCHOOL NAME.
- 17 NEW WALL MOUNTED SIGN FOR SCHOOL NAME.



SIGNAGE PLAN



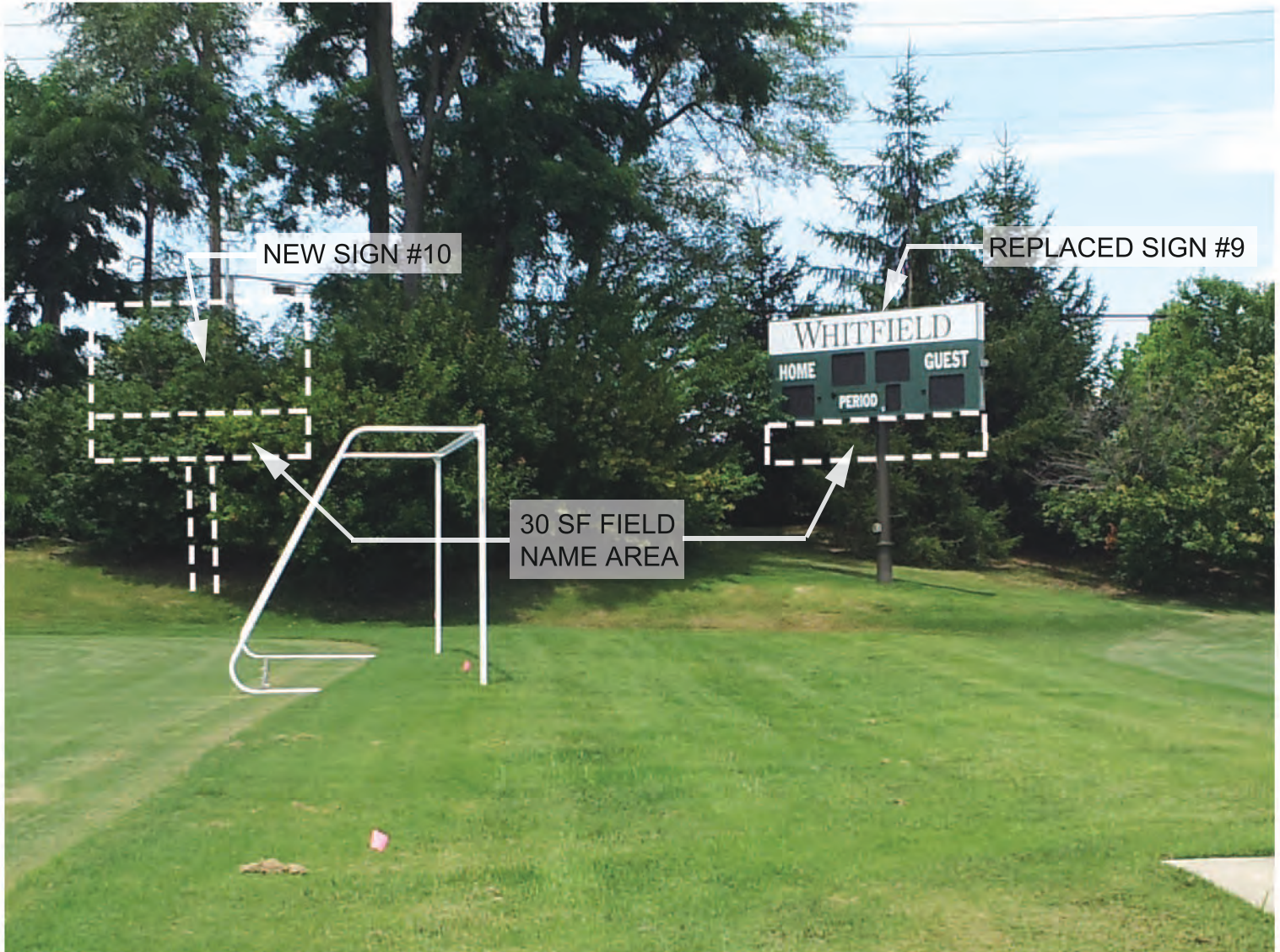


1

EXISTING MONUMENT SIGN

- LOCATED AT SITE ENTRANCE,
AT MASON ROAD.
- 15' LONG x 4' HIGH x 16" THK. WALL
- 60 SF SIGN AREA





10 NEW NORTH FIELD SCOREBOARD

- LOCATED AT NORTH SIDE, BETWEEN NORTH FIELDS
- SIGN FACES SOUTHWEST
- 15' WIDE X 8' HIGH
- TOP OF SIGN APPROX 12' ABOVE PLAYING FIELDS
- INCLUDES 2' H. PANEL FOR FIELD NAME/ DONOR RECOGNITION BELOW SCOREBOARD - 30 SF
- ADJACENT TO AND MATCHING NEW SCOREBD. #9





11

EXISTING BASEBALL FIELD SCOREBOARD

- LOCATED AT NORTH SIDE OF BASEBALL FIELD
- SOUTH FACING BOARD
- INCLUDES 2' H. PANEL NAMING SCHOOL(40 SF)
- 20' WIDE x 8' HIGH PANEL (160 SF)
- TOP OF BOARD 20' ABOVE GRADE





12

PROPOSED SIGNAGE ON EXISTING SCOREBOARD

- PROPOSED SIGNAGE ON BACK OF EXISTING SCOREBOARD FOR SCHOOL NAME OR POTENTIAL DONOR RECOGNITION
- NEW PANEL FACING PARKING LOT (NORTH)
- PANEL 20'x8' 160 SF(MATCHING FRONT)





13

EXISTING WALL MTD. SIGN

- LOCATED AT BASEBALL FIELD BEHIND BACKSTOP
- 16" H. METAL REVERSE CHANNEL LETTERS
- APPROX. 42 SF SIGN AREA





14

EXISTING SCOREBOARD

- LOCATED AT SOUTH AHLETIC FIELD
- SIGN INCLUDES 1'-8" H. PANEL OF FIELD NAME, 20 SF
- 12' WIDE x 5'-6" HIGH
- TOP OF BOARD AT 15'-6" ABOVE GRADE





15

EXISTING 'EXIT ONLY' PANEL SIGN

- 52" WIDE x 12" HIGH
- TOP OF SIGN 25" ABOVE GRADE





16

EXISTING WALL MTD. SIGN

- LOCATED AT COLLUMNADE NEAR SCHOOL ENTRY
- SIGN FACES EAST PROERTY LINE/MASON ROAD
- 9" H. METAL REVERSE CHANNEL LETTERS
- 16 SF SIGN AREA





67.6sf Halo-Illuminated Channel Letter Wall Sign

FABRICATE & INSTALL ONE NEW SET OF INDIVIDUALLY FORMED LETTERS ON EXTERIOR WALL AS SHOWN.

FACES: ALUMINUM PAINTED MAP BLACK

RETURNS: 3.5" DEEP ALUMINUM PAINTED MAP BRUSHED ALUMINUM.

ILLUMINATION: WHITE LED MODULES MOUNTED INSIDE EACH LETTER AS REQ'D FOR HALO-ILLUMINATION AROUND LETTER CAST ONTO WALL BEHIND.

POWER: 120v CIRCUIT(S) TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL LISTED.

INSTALLATION: LETTERS MOUNT 1 1/2" OFF WALL VIA NON-CORROSIVE MECHANICAL FASTENERS W/ EXPANDABLE ANCHORS INTO PRE-DRILLED HOLES IN WALL.

WHITFIELD

SAMPLE OF HALO ILLUMINATION



WORRYFREE WARRENTY
energy efficient signs built to last.



PARTIAL NORTH ELEVATION

17

PROPOSED WALL MOUNTED SIGN

- LOCATED AT NORTH FACE OF SCHOOL
- SIGN FACES NORTH PROPERTY LINE/LADUE ROAD
- METAL REVERSE CHANNEL LETTERS
- SIGN WILL BE BACKLIT - SEE NOTES ABOVE



10sf D/F Directional Signs (x6)

SCALE: 1"=1'

FABRICATE & INSTALL FIVE NEW D/F POST & PANEL DIRECTIONAL SIGNS.

PANEL: 2" DEEP ALUMINUM PAINTED MAP BLACK.

DIRECTIONAL COPY TO BE 3M PREMIUM WHITE VINYL FILM.

POSTS: 2" x 2" ALUM. TUBES PAINTED MAP CUSTOM GREEN.

INSTALLATION: POSTS SET INTO 12" DIA. X 30" DEEP CONCRETE FOOTINGS AS REQ'D.

2

NEW DIRECTIONAL PANEL SIGN

- EXAMPLE LAYOUT SHOWN
- DESIGN USED FOR SIGNS NUMBERED 2 THRU 7



PROPOSED DIRECTIONAL
PANEL SIGN

2

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT SITE ENTRANCE
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA





3

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT NE CORNER OF SCHOOL
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA

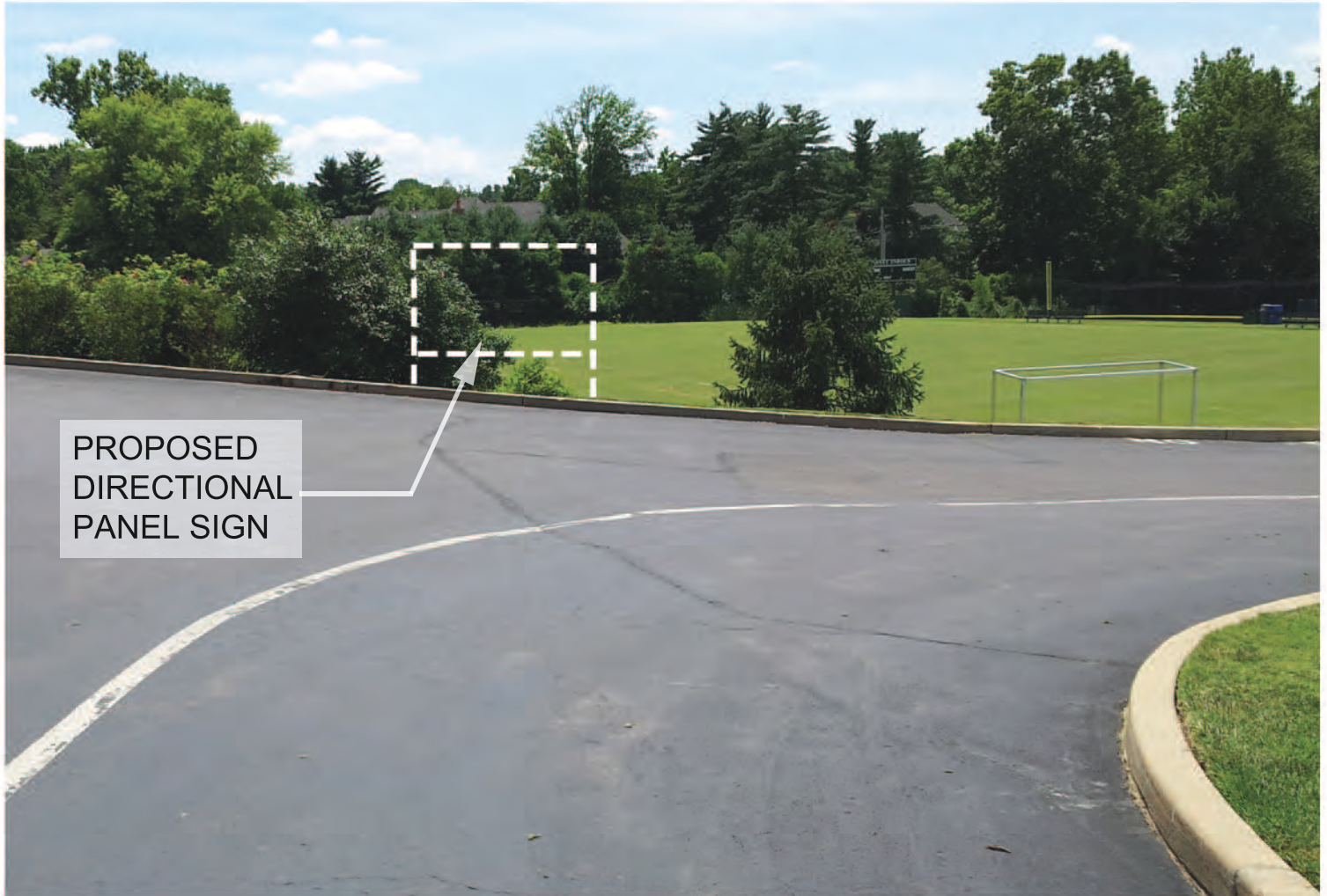




PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT NW CORNER OF SCHOOL
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA





5

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT WEST SIDE OF SCHOOL
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA





6

NEW RESIDENCE/OFFICE PANEL SIGN

- LOCATED AT EXISTING BUILDING ON SOUTH END OF SITE
- SIGN WILL INDICATE USE OF BUILDING
- PANEL SIGN SIMILAR TO SIGN 2
- 10 SF SIGN AREA





7

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED NEAR EAST END OF COLUMNADE, NEAR PARKING LOT
- INDICATES PRIMARY BUILDING ENTRANCE
- MATCHES PANEL DESIGN OF SIGN 6, SIMILAR TO DIRECTIONAL PANEL SIGN 2.
- 10 SF SIGN AREA





8

EXISTING POLE MTD. BANNERS

- MOUNTED ON LIGHTING POLES IN CENTER OF EAST AND WEST PARKING LOTS
- 32" X 72" BANNERS





9

EXISTING SCOREBOARD TO BE REMOVED & REPLACED

- LOCATED AT NORTH SIDE, BETWEEN NORTH FIELDS
- SIGN FACES SOUTHEAST
- 15' WIDE X 8' HIGH
- TOP OF SIGN APPROX 12' ABOVE PLAYING FIELDS
- INCLUDES 2' H. PANEL FOR FIELD NAME/ DONOR RECOGNITION BELOW SCOREBOARD - 30 SF



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR WHITFIELD SCHOOL
LOCATED AT 175 S. MASON ROAD AND ZONED "A" SINGLE FAMILY RESIDENTIAL**

WHEREAS, Andy Seabacher, of M+H Architects, Inc., on behalf of Whitfield School, has submitted an application for a Master Sign Plan for the campus at 175 S. Mason Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received August 6, 2013 and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on September 16, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on _____, 2013; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions 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.

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

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

SECTION 1: A Master Sign Plan is approved for the Whitfield School campus at 175 S. Mason, in the "A" Single Family Residential zoning district whose legal description is as follows:

A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF GOTTFRIED MERTZ ESTATE AS RECORDED IN PLAT BOOK 2 PAGE 39 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, BEIN ALSO LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

SECTION 3: Such approval of the Master Signage Plan for the Mercy campus shall be subject to the following conditions:

BILL NO. _____

ORDINANCE NO. _____

1. The Applicant shall follow the Master Signage Plan received August 6, 2013 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.
2. The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
3. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

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

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #13-038 FOR APPROVAL OF THE PRELIMINARY PLAT FOR THE MINOR SUBDIVISION OF 536 N. MOSLEY ROAD

FOR THE MEETING OF: **Monday, September 16, 2013, 7:00 PM**

LOCATION: 536 Mosley Road, at the northeast corner of N. Mosley Road and Mosley Acres Drive.

REQUEST: An application has been submitted for the approval of a preliminary plat for the minor subdivision of the 4.91 acres into four, one-acre lots with a new cul-de-sac drive, Elise Manor Court, off Mosley Road. No changes to the zoning are requested.

ADDITIONAL INFORMATION: The property is zoned "A" Single Family District. Minor subdivisions consist of not more than four (4) lots having primary access to a minor subdivision street with a minimum right of way width of 30 feet, per Section 410.240(D) of the Subdivision Code.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?

Comp. Plan References

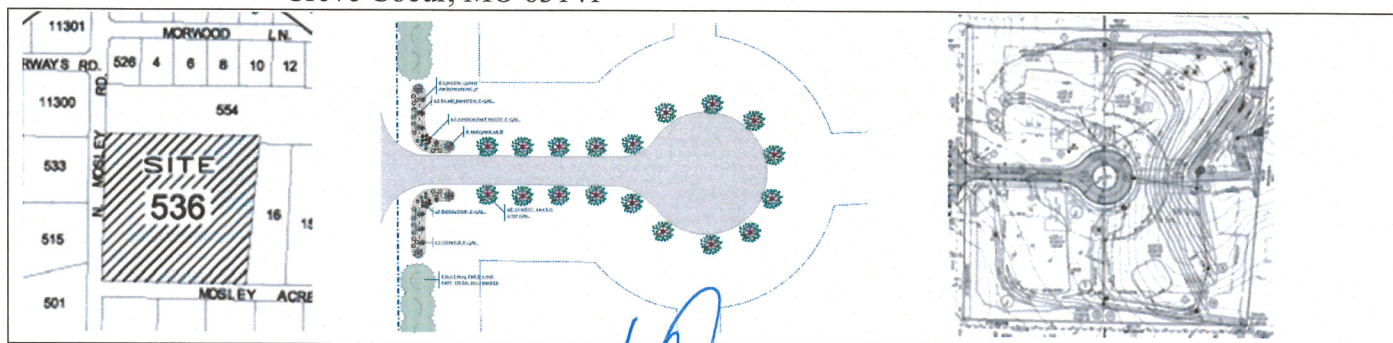
- Residential Neighborhoods

Zoning Code References

- Section 405.250: "A" Single Family Residential District
- Chapter 410: Subdivision and Development of Land

APPLICANT: William Levinson
Benton Homebuilders, Inc.
1000 Executive Parkway
Ste 106
Creve Coeur, MO 63141

PROPERTY OWNER: Benton Homebuilders, Inc.
1000 Executive Parkway
Ste 106
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013
Date

ATTACHMENTS: Applicant's Preliminary Plat submitted on September 13, 2013

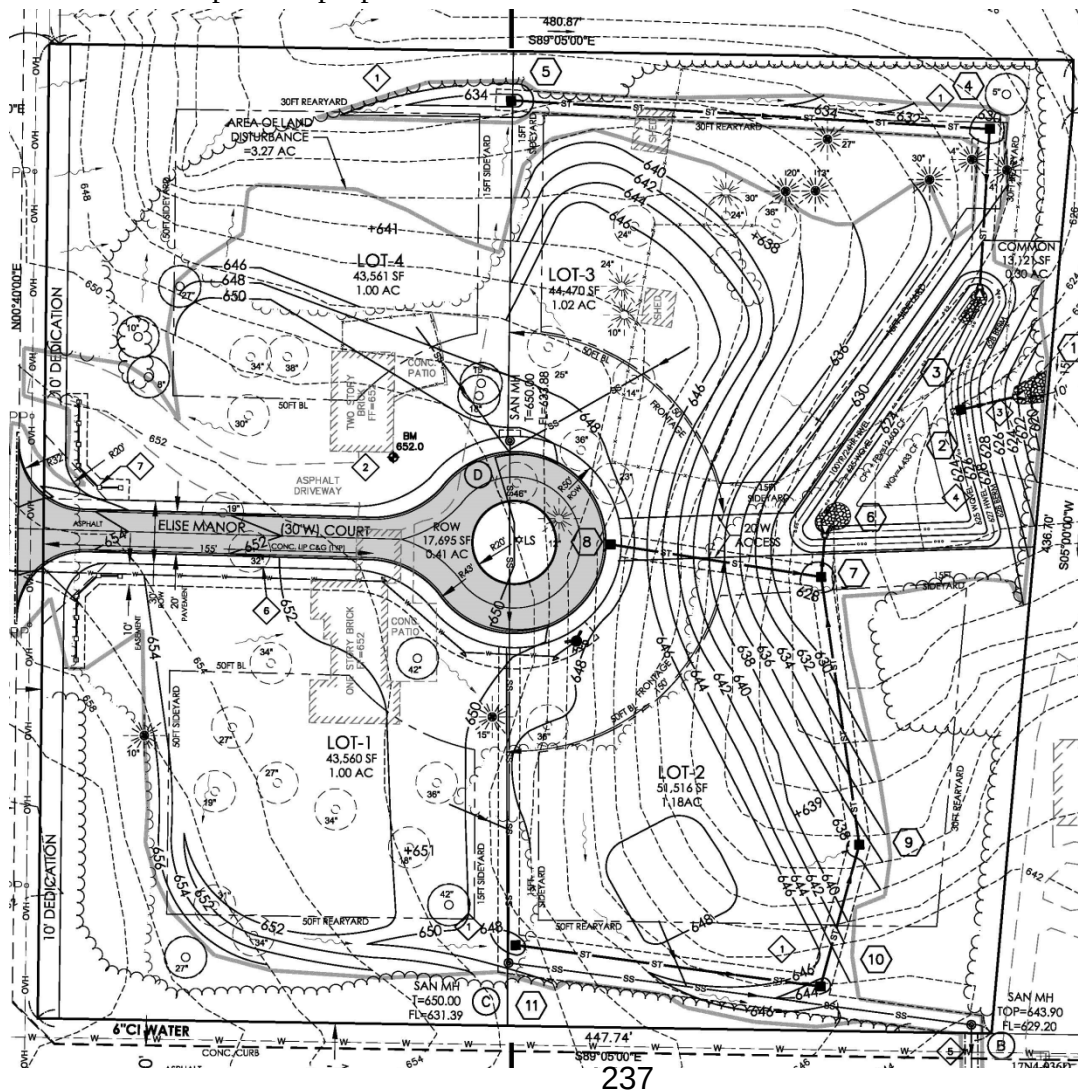
LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

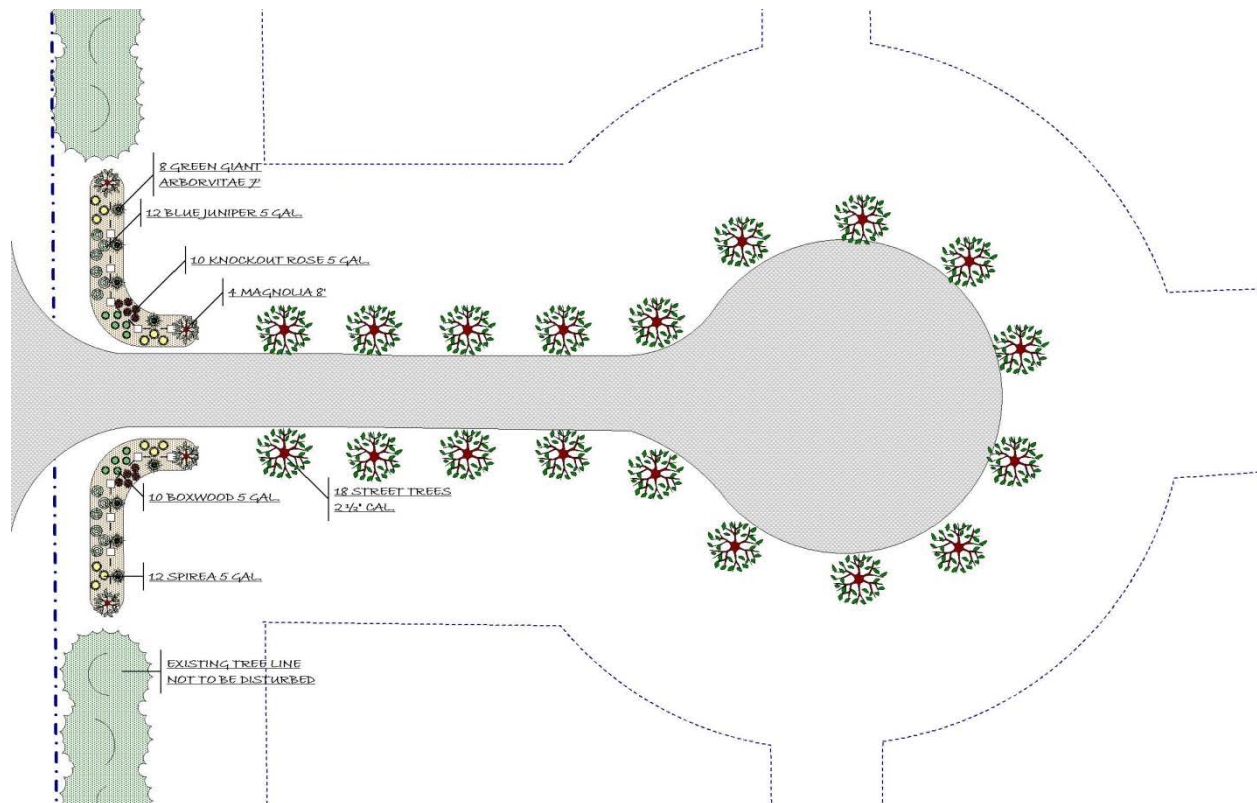
Direction	Use	Zoning District	Separated by
North	Single-family residence	"A" Single-family Residential	N/A
South	Single-family residences	"A" Single-family Residential	Mosley Acres Drive
East	Single-family residences	"A" Single-family Residential	N/A
West	Single-family residence	"A" Single-family Residential	Mosley Road

ANALYSIS

The property owner is seeking the approval of the preliminary plat for the minor subdivision of the property to include four single-family lots. Section 410.220: Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for "A" Single Family Residential that requires a minimum of 150 feet of frontage along the proposed new road, and have a minimum lot area of 1 acre or more (Lot 1 will be 1.00 acres. Lot 2 will be 1.18 acres. Lot 3 will be 1.00 acres, and Lot 4 will be 1.00 acres.) The road coming off Mosley Road, Elise Manor Court is 0.42 acres, and the common ground for stormwater is 0.3 acres. Below is a close-up of the proposed subdivision:



The site development plan also indicates a 10-foot wide strip to be dedicated along Mosley Road. The Applicant has indicated that this will include a separated sidewalk along Mosley Road and Elise Manor Court. However, it is not currently shown on the draft subdivision improvement plan, therefore a condition of approval has been suggested. The Applicant will retain 32.05% of the existing tree coverage in conformance with Section 410.320: Tree Conservation, where no more than 75% of the area of tree masses, and no more than 75% of eight inch caliper trees shall be proposed for removal. Eighteen new street trees are provided along the new subdivision drive. Below is a close-up of the Landscape Plan, showing that the existing tree lines along Mosley Road and Mosley Acres will not be disturbed:



Lot 1 will have frontage along Mosley Road, Mosley Acres and Elise Manor. Lot 2 will have frontage along Elise Manor Court and Mosley Acres Drive. The primary frontage of both lots will be along Elise Manor Court, while the existing tree line along Mosley Acres Drive will not be disturbed, as required by Section 410.220.H, to wit:

If unavoidable, the primary frontage of double frontage lots shall be so designated on the subdivision plat, a common landscape buffer or easement shall be defined along the secondary street frontage and no access to the lot shall be allowed from the secondary street frontage. Where possible, primary frontage for such double frontage lots shall be on interior subdivision streets and a landscaped buffer or low masonry wall within an easement shall be provided along the secondary frontage on the major street, collector or arterial street to provide screening of sight and sound and to prevent direct access to said double frontage lot from this secondary frontage.

A condition of approval includes that the final subdivision plans include an easement along Mosley Acres be included to prevent any future access.

CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the “A” Single Family Residential District. The suggested conditions of approval are:

1. The Subdivision Improvement Plan shall include a separated sidewalk along Mosley Road and Elise Manor Court.
2. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat, including an easement restricting future access from Mosley Acres, as approved by the City Council, and record appropriate indentures requiring maintenance of the stormwater basin and common ground area, as approved by the City Attorney.

Action on this item will be in the form of a motion to recommend approval as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

“I move to recommend approval of the preliminary plat with the conditions outlined in the staff report for the minor Subdivision of Mosley Grove, at 536 N. Mosley Road as shown in the Preliminary Plat, dated June 25, 2013.” (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Subdivision Improvement Plan and Final Plat for Planning and Zoning Commission review and approval by the City Council. If conditions have been placed upon approval of the subdivision improvement plans, such conditions shall be resolved to the satisfaction of the Zoning Administrator prior to submittal of the final subdivision plat.

APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

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

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

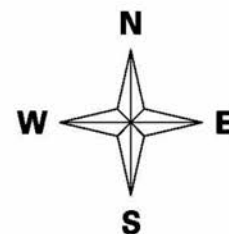
APPENDIX 4: AERIAL MAP



Property lines



536 N. Mosley Road



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 09/13/2013
 A photograph showing a paved road with a double yellow line, bordered by dense green trees and vegetation on the left. A utility pole is visible on the right side of the road.	Description: View looking south along the west side of Mosley Road
 A photograph of a road intersection. A brick wall and a stop sign are visible on the left side of the road. The road leads into a wooded area.	Description: View looking east down Mosley Acres from across Mosley Road
 A photograph of a road intersection. The road is paved and has a yellow line. The right side of the road is bordered by dense green trees and vegetation. A utility pole is visible on the right side of the road.	Description: View looking north from the intersection of Mosley Road and Mosley Acres.



17N4-031S
649.80 641.70

N/F
RUBIN ALEXANDER
NANCY H/W
554 N MOSLEY RD
LOC#17N210402
1.25 AC
ZONED "A"

17N4-031D
625.00 617.58

250.00'

S89°05'00"E

SPLASH PAN

17N4-146D
000.00 607.29

N/F
FIRST BANK
548 N MOSLEY RD
LOC#17N210411
1.23 AC
ZONED "A"

N/F
KALEMIS JOEL S TRUSTEE
14 MOSLEY ACRES DR
SAINT LOUIS, MO 63141
LOC#17N210167
4.27 AC
ZONED "A"

POOL

+/-0.85 AC
POND

KEYED NOTES

SEE INDIVIDUAL SHEETS AS FOLLOWS FOR ADDITIONAL NOTES.

1. INSTALL SWALES AS SHOWN ON GRADING PLAN. DIRECT SWALES TO PROPOSED STORM INLETS.
2. REMOVE EXISTING BUILDING STRUCTURES AND PAVEMENT. CONTRACTOR SHALL COORDINATE WITH UTILITIES TO REMOVE/ABANDON UTILITY SERVICES AS REQUIRED.
3. FES STORM STRUCTURE INSTALLATIONS SHALL INCLUDE MSD-S5 ROCK BLANKET AND MSD-F FABRIC (TYP).
4. FLOOD DETENTION (FPV), CHANNEL PROTECTION (CPV) AND WATER QUALITY (WQV) SHALL BE PROVIDED IN EXTENDED BIORETENTION BASIN AS DIRECTED BY MSD.
5. CONNECTION TO EXISTING SANITARY ON MOSLEY ACRES DRIVE TO BE IN ACCORDANCE WITH MSD AND CITY OF CREVE COEUR REQUIREMENTS INCLUDING REPAIR AND RESTORATION OF PAVEMENT.
6. WATER UTILITY SHALL BE AS DIRECTED BY CITY AND MISSOURI-AMERICAN WATER. LOCATIONS AS SHOWN ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AS PART OF FINAL DESIGN.
7. PROPOSED MONUMENT AND MONUMENT EASEMENT (TYP, BOTH SIDES).

MOSLEY GROVE SITE DEVELOPMENT PLAN SITE + GRADING PLAN

Prepared By: 122 N. Kirwood Road
Suite 106
Creve Coeur, MO 63141
Telephone: 314.965.7592
Fax: 314.965.7592
Email: info@windengr.com
WIND ENGINEERING COMPANY, INC.
G.O.A. #1607-9

1000 Executive Parkway
Suite 106
Creve Coeur, MO 63141
314-336-5555

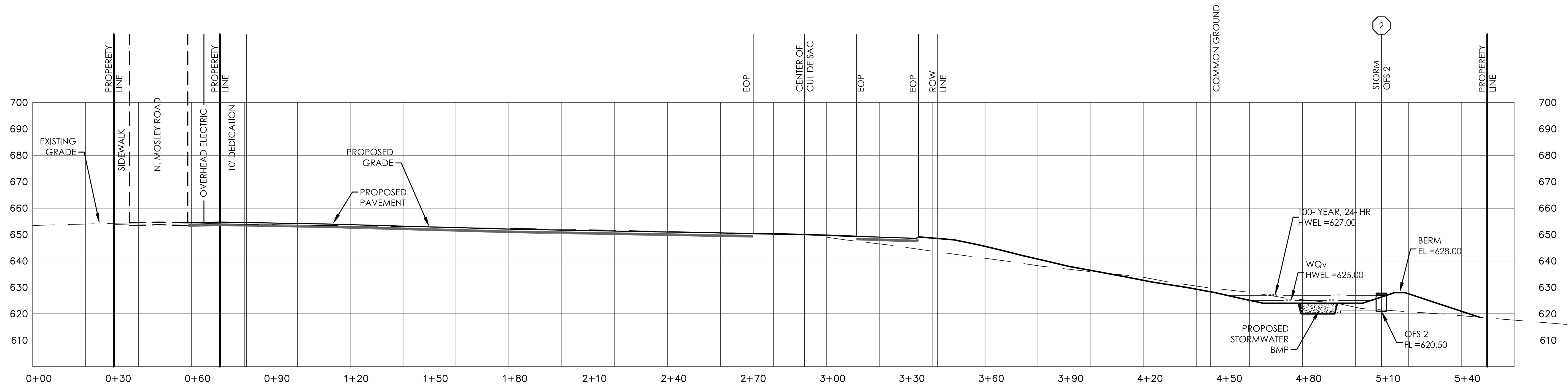
DISCLAIMER

THE WORK AND DESIGN OF THIS PROJECT ARE THE PROPERTY OF WIND ENGINEERING COMPANY, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WIND ENGINEERING COMPANY, INC. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

WIND ENGINEERING COMPANY
COPYRIGHT 2013
THESE DESIGNS AND DRAWINGS ARE
COPYRIGHTED AND REMAIN THE PROPERTY
OF WIND ENGINEERING. THEY MAY NOT
BE USED OR REPRODUCED WITHOUT
WRITTEN CONSENT.

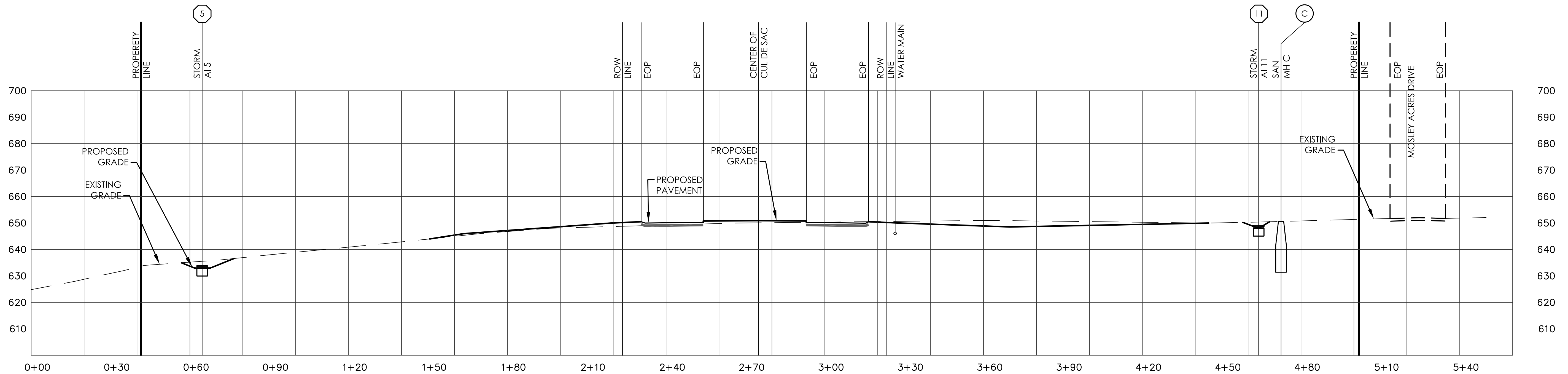
Date: 6/25/13
Field Work: Field Checked:
Drawn By: GS C.S.O.: GS
Checked By: DW
Project Number: 12043.01
Sheet Number: SDP-2

MSD P- 0029773-00 BASEMAP 17N
H & T #:



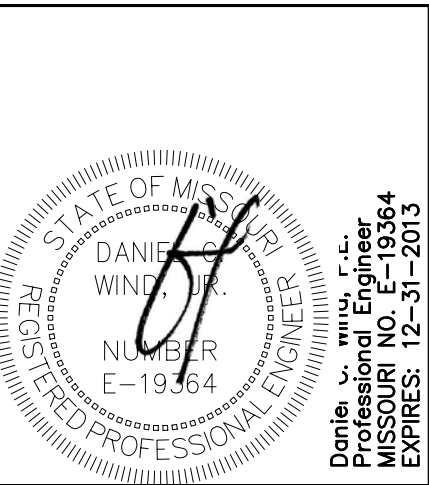
CROSS SECTION A-A

SCALE: HORZ 1"=20'
VERT 1"=20'



CROSS SECTION B-B

SCALE: HORZ 1"=20'
VERT 1"=20'



DISCLAIMER
THE WORK AND DESIGN OF THIS PROJECT ARE THE PROPERTY OF WIND ENGINEERING COMPANY, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WIND ENGINEERING COMPANY, INC. THE DESIGN AND CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE ENGINEER AND NOT THE OWNER. THE OWNER IS ADVISED THAT THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DESIGN WAS COMPLETED. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DESIGN WAS COMPLETED. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DESIGN WAS COMPLETED.

MOSLEY GROVE
SITE DEVELOPMENT PLAN
CROSS SECTIONS

Prepared By:
122 N. Kirwood Road
Creve Coeur, MO 63141
Telephone: 314.965.7592
Fax: 314.965.7592
Email: info@windengr.com
S.O.A. #E-1807-J

1000 Executive Parkway
Suite 106
Creve Coeur, MO 63141
314-336-5555

BENTON
Homebuilders

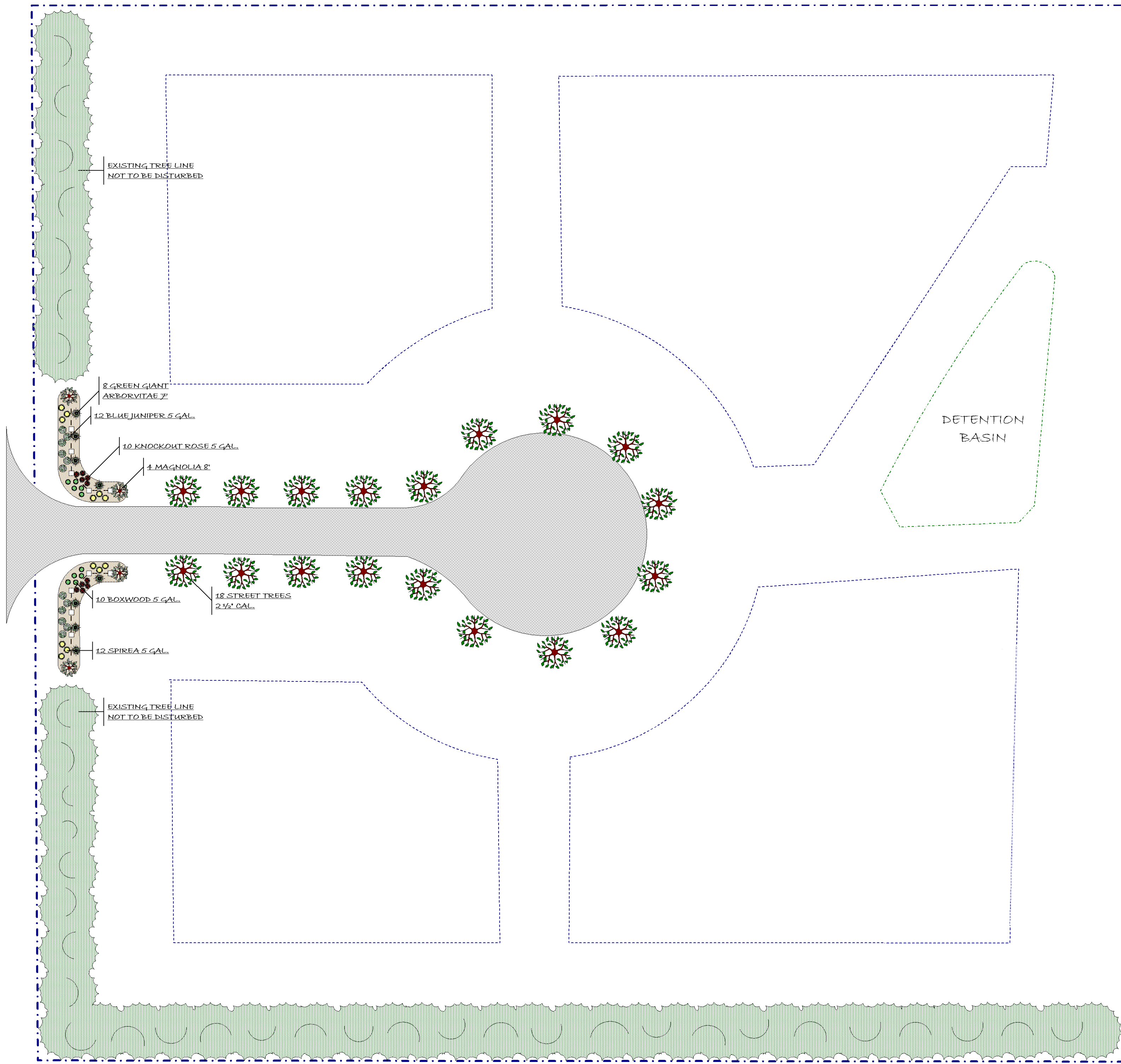
No.	Date:	Description:	P.E. Signature

WIND ENGINEERING COMPANY
COPYRIGHT 2013
THESE DESIGNS AND DRAWINGS ARE
COPYRIGHTED AND REMAIN THE PROPERTY
OF WIND ENGINEERING. THEY MAY NOT
BE USED OR REPRODUCED WITHOUT
WRITTEN CONSENT.

Date:	6/25/13
Field Work:	Field Checked:
Drawn By: GS	C. S. O.: GS
Checked By:	DW
Project Number:	12043.01
Sheet Number:	SDP-3

MSD P- 0029773-00 BASEMAP 17N
H & T #:

244



30 SCALE

R1

LANDSCAPE DEVELOPMENT PLAN FOR MOSLEY GROVE

williamL@bentonhomebuilders.com billt@bentonhomebuilders.com



17259 Wildhorse Creek Road (636) 532-1033 FAX (636) 532-1258
Chesterfield, MO 63005 www.baxtergardens.com

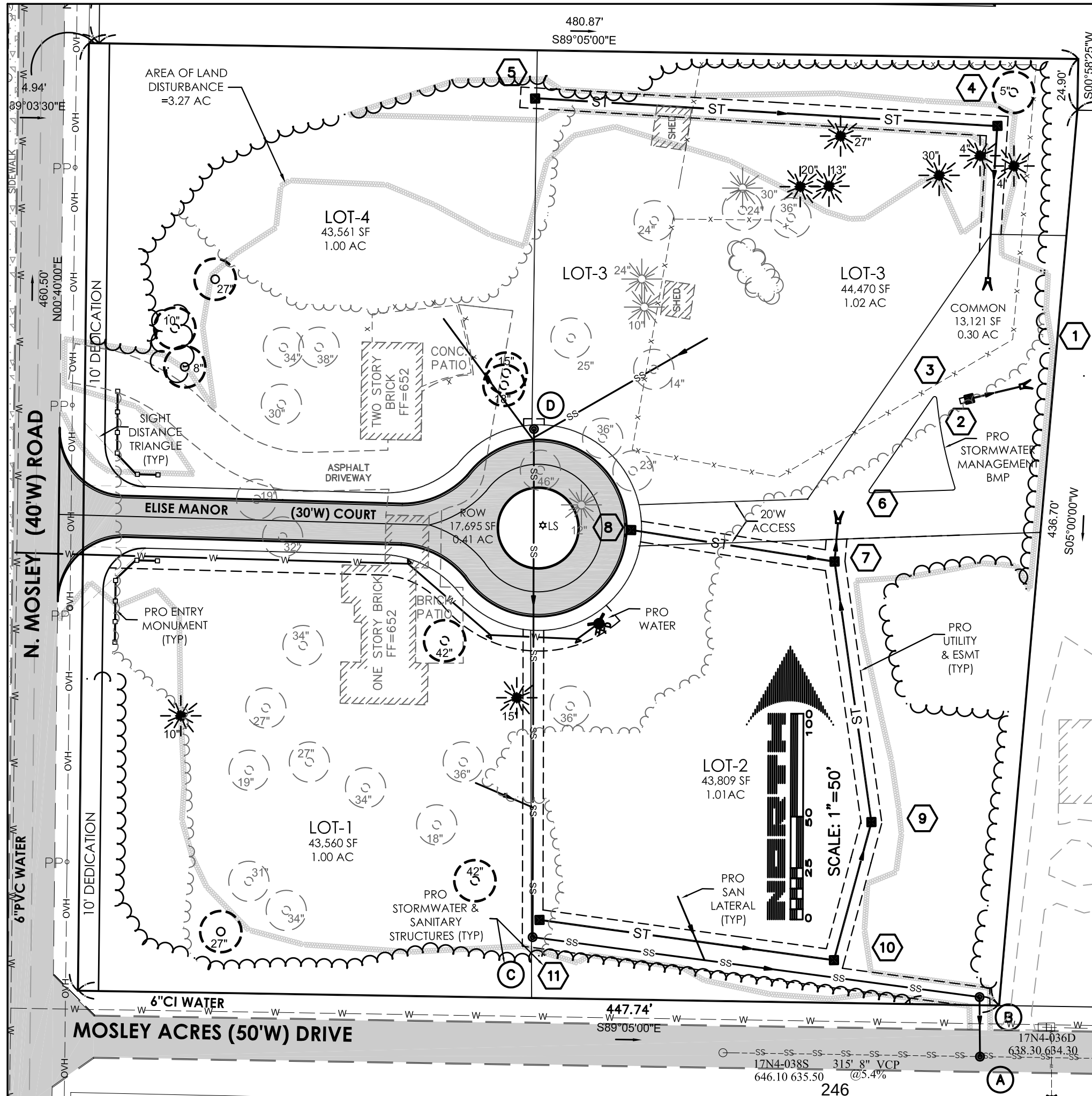
This plan is the sole property of Baxter Gardens Of Chesterfield
All rights reserved.

DESIGNED BY: Chris Weishaar

ORIGINAL DATE: July 25, 2013

REVISION DATE:

GRAPHIC ART: BAT / HNH



Site Area (Ac)	4.91
Site Area (SF)	214053

Tree Coverage Existing (SF)	102155
Tree Coverage Existing (%)	47.72%
Tree Coverage To be Removed (SF)	69411
Tree Coverage To be Removed (%)	67.95%
Tree Coverage Proposed (SF)	32744
Tree Coverage Proposed (%)	15.30%

Tree Coverage RETAINED (%)	32.05%
----------------------------	--------

Note: The minimum standards of the subdivision regulations require exceeding retention of twenty-five percent (25 %) of the existing tree mass areas.

Existing	Remove	Retained
89855	61311	28544
100%	68.23%	31.77%

Note: The minimum standards of the subdivision regulations require exceeding retention of twenty-five percent (25%) of the existing trees.

Existing	Remove	Retained
41	27	16
100%	68.85%	34.15%
Canopy Area (SF)*	Canopy Area (SF)*	Canopy Area (SF)*
12300	8100	4200

*Canopy Area (SF) assumes 300 SF / existing tree. Actual canopies may vary.

Count	Diam (IN)	Type
1	30	Evergreen
2	27	Evergreen
3	13	Evergreen
4	20	Evergreen
5	15	Evergreen
6	10	Evergreen
7	30	Evergreen
8	24	Evergreen
9	10	Evergreen
10	12	Evergreen

Count	Diam (IN)	Type
1	30	Evergreen
2	24	Evergreen
3	10	Evergreen
4	12	Evergreen

Count	Diam (IN)	Type
1	30	Evergreen
2	27	Evergreen
3	13	Evergreen
4	20	Evergreen
5	15	Evergreen
6	10	Evergreen

11	36	Deciduuous
12	15	Deciduuous
13	18	Deciduuous
14	42	Deciduuous
15	42	Deciduuous
16	27	Deciduuous
17	19	Deciduuous
18	32	Deciduuous
19	19	Deciduuous
20	8	Deciduuous
21	10	Deciduuous
22	27	Deciduuous
23	24	Deciduuous
24	24	Deciduuous
25	14	Deciduuous
26	25	Deciduuous
27	36	Deciduuous

5	24	Deciduuous
6	24	Deciduuous
7	14	Deciduuous
8	25	Deciduuous
9	36	Deciduuous
10	23	Deciduuous
11	46	Deciduuous
12	36	Deciduuous
13	36	Deciduuous
14	18	Deciduuous
15	34	Deciduuous
16	31	Deciduuous
17	34	Deciduuous
18	27	Deciduuous
19	27	Deciduuous
20	34	Deciduuous
21	30	Deciduuous
22	34	Deciduuous
23	38	Deciduuous
24	32	Deciduuous
25	19	Deciduuous
26	36	Deciduuous
27	19	Deciduuous

7	8	Deciduous
8	15	Deciduous
9	18	Deciduous
10	42	Deciduous
11	42	Deciduous
12	27	Deciduous
13	27	Deciduous
14	10	Deciduous

EXISTING EVERGREEN +CALIPER	EXISTING EVERGREEN TREE +CALIPER RETAINED (IF POSSIBLE**)
EXISTING DECIDUOUS +CALIPER	EXISTING DECIDUOUS TREE +CALIPER RETAINED (IF POSSIBLE**)
EXISTING TREE MASS	EXISTING TREE MASS RETAINED (IF POSSIBLE**)

****NOTE: RETAINED TREES AS SHOWN MAY VARY PER ACTUAL FIELD CONDITIONS, HOWEVER SHALL MEET ALL CITY MINIMUM 'TREE PRESERVATION PLAN' REQUIREMENTS.**

DISCLAIMER

Prepared By: **wind** engineering
 122 N. Kirkwood Road
 Kirkwood, MO 63122
 Telephone: 314.965.WIND

Prepared For: **BENTON** Homebuilders
 1000 Executive Parkway
 Suite 106
 Creve Coeur, MO 63141
 314.336-5555

No.	Date:	P.E. Signature
1	8/6/13	

REVISIONS

**WIND ENGINEERING
COMPANY
COPYRIGHT 2013**

THESE DESIGNS AND DRAWINGS ARE
COPYRIGHTED AND REMAIN THE PROPERTY
OF WIND ENGINEERING. THEY MAY NOT
BE USED OR REPRODUCED WITHOUT
WRITTEN CONSENT.

Date:	4/25/13
Drawn By:	GS
C. S. O.:	DW
Checked By:	DW
Field Work:	PC Field Checked: GS
Project Number:	12043.02
Sheet Number:	TPP-1
BASEMAP NUMBER 17N	