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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 19, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pulliam
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

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

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

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes from the meeting of August 5, 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**

None

6. **NEW BUSINESS**

A. PUBLIC HEARING

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

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

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

B. PUBLIC HEARING

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

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

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

C. PUBLIC HEARING

Application #13-027: Approval of a conditional use permit for Sacred Sword Aikikai martial arts instruction studio at 12392 Olive Boulevard, within Westgate Centre.

Applicant/Agent: Christine Cole
Sacred Sword Aikikai/White Lotus Tea
9010 Pallardy Lane
St. Louis, MO 63114

Property Owner: Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105

D. PUBLIC HEARING

Application #13-028: Approval of the conditional use permit for Wildsmoke Restaurant at 12316 Olive Boulevard within Westgate Centre.

Applicant/Agent: Andrew Kohn
VCH LLC DBA Wildsmoke
21 Westwood Country Club
St. Louis, MO 63131

Property Owner: Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105

E. PUBLIC HEARING

Application #13-031: Approval of a Conditional Use Permit for Crossroads Presbyterian Fellowship Church at 11118 Olive Boulevard.

Applicant/Agent: Daniel Song
Crossroads Presbyterian Fellowship
2640 Oakview Terrace
Maplewood, MO 63143

Applicant's Representative : Clinton Enyeart
8240 Swarthmore St.
Saint Louis, MO 63130

F. PUBLIC HEARING

Application #13-036: Approval of an amendment to the conditional use permit for The Post II Sports Bar and Grill at 763 Old Ballas Road for a 758 sq. ft. addition to the building.

Applicant/Agent: Adrian Glass
The Post II Sports Bar and Grill
763 Old Ballas Road
Creve Coeur, MO 63141

Property Owner: Old Ballas Place Investors, LLC
1045 South Mills Rd, Suite 1
Town & Country, MO 63017

G. Application #13-029: Approval of a site development plan for new parking spaces for the Creve Coeur Animal Hospital at 12550 Olive Boulevard

Applicant/Agent: Michael F. Vorwerk, PE
Civil Engineering Design Consultants, Inc.
11402 Gravois Road, Suite 100
St. Louis, MO 63126

Property Owner: Dr. Chris Moritz
Creve Coeur Animal Hospital
12550 Olive Boulevard
Creve Coeur, MO 63141

7. **WORK AGENDA**

8. **OTHER BUSINESS**

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

9. **ADJOURNMENT**

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 5, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 5, 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. 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. Applications to approve a site development plan for a Fresh Market retail store at CityPlace and to approve amendments to the CityPlace master signage plan have been postponed from August 5, 2013 to August 19, 2013.

3. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

Mr. Carl Lumley, City Attorney, recommended the Commission move item A to follow item C, so the text amendment can be considered, the Commission agreed.

4. APPROVAL OF MINUTES

Draft Minutes of July 15, 2013

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

5. PUBLIC COMMENT

None

6. UNFINISHED BUSINESS

A. APPLICATION #13-003 – MOVED TO NEW BUSINESS AFTER ITEM C

Application #13-003: Approval of the rezoning of 5.26 acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Developments.

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

7. **NEW BUSINESS**

A. **PUBLIC HEARING**

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. Jonathan Parker, owner of Dynasty Day Care, 1072 Rue La Chelle Walk, stated he is seeking a conditional use permit at 9974 Old Olive for a child daycare facility.

Mr. Lumley asked how is the applicant complying with the state's staffing ratios? Mr. Parker replied the state requires a minimum child to staff ratio of 10 to 1, and the maximum capacity of this proposal will only be 20 children, according to state guidelines. He stated this would be considered a child group home and, with that ratio, the minimum staff required is 2 full-time staff. Mr. Lumley asked for clarification on the requirements for age categories. Mr. Parker stated the proposed facility would service children 2 to 5 years old.

Ms. Whitney Kelly, City Planner, said the main issues they are looking at are parking and landscaping for this site. Ms. Kelly explained that the City looks at this area where this site is located as a "critical site" as you enter the city and the applicant does not meet the design guidelines. She requested that the Commission provide input regarding what they would like to see with the project or if they wish staff to work with the applicant and return to the first meeting in September. Ms. Kelly said the parking meets the Zoning Code requirements for minimum parking but it does not meet with the safe practice for day care facilities, where sidewalks are located in front of the parking so children are not walking behind cars that will have to back up to exit. Ms. Kelly, through an illustration, showed that staff has requested the applicant consider restriping the parking lot to line the spots in a different location, which then would meet the intent of the code. Ms. Kelly explained the applicant foresees staff's recommendation interfering with his appointment-only scheduling for the arrival and pickup of children in the morning and afternoon, which are 5 appointments every 30 minutes.

Mr. Rovak asked for clarification of the appointment-only scheduling. Mr. Parker explained the intent is to have scheduled pickup and drop-off of the children, occurring at the beginning and end of the day, so if the facility had 10 children (with 10 parents to pickup/drop-off) there would be 30 minutes where 5 of the parents would be able to drop-off/pickup their child and then a subsequent 30 minutes to accommodate the next 5 parents. Mr. Parker said that a parent would not have the liberty to drop-off or pickup their child at will, they would have designated scheduled times.

Mr. Pullium asked if the applicant had operated any other day care facilities, and Mr. Parker replied he did not and this was a new business.

Mr. Howard asked how the parking is going to work out, and how the safe zone for the children will be routed. Mr. Parker said at this point he has considered, due to limited spacing, using the east side as staff parking running north to south (Mr. Parker used a picture to point out these areas). Mr. Parker explained the west side would be used for parent's drop-off and pickup. Mr. Parker explained, through a picture of the site, how they propose to route the children from the drop-off/pickup area to and from the building.

Mr. Parker stated he is favor of whatever the landscaping requirements are. Ms. Kelly said they are looking for a little more than hedges to meet with the intent of the green line park.

Mr. Gary Follman, 9990 Old Olive Street Road, with the company Follman Real Estate Services, provides property management services for the CSI Leasing facility adjacent and west of the proposed project. Mr. Follman said he looks forward to the full utilization of the property next door, however there are a couple of concerns. First, Mr. Follman said he is concerned with the traffic affecting the pedestrian traffic coming onto the CSI property. Secondly, Mr. Follman said he has concerns with potential liability of car crashes and illegal use of their parking lot.

Mr. Langdon asked the Commission if there were any concerns with the design issues, parking, or landscaping that they wanted to address. Chair Madden suggested staff work further with the applicant on the landscaping and the parking prior to bring the item back to the Commission.

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

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

Mr. Howard motioned to postpone further discussion on Application #13-014, approval of a conditional use permit for Dynasty Day Care located at 9974 Old Olive Street Road, until the Planning and Zoning meeting of September 3, 2013, in order to give applicant additional time to refine parking and landscape plans. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Chair - aye

Mr. Pullium – aye

Mr. Rovak – aye

B. PUBLIC HEARING

Application #13-021: Approval of text amendment to Section 405.210 Table A, Permitted and Conditional Uses, of the Zoning Code to clarify certain residential uses and other housekeeping amendments.

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

Mr. Paul Langdon, Director of Community Development, City of Creve Coeur, explained that, at the time the SIC codes were being converted to NAICS codes, there were changes to some uses that were never intended to change. Mr. Langdon stated staff finds it necessary to make these changes to clarify other uses with the table such as the density levels of residential uses.

Ms. Linda Rezny, 104 Graeser Acres, expressed concerns with these changes having to do with applications waiting to be heard. Mr. Langdon said these changes do not affect any of the working definitions; it only creates a category where the different density's of housing we have now.

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

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

Mr. Pullium motioned to recommend approval of the draft text amendment ordinance attached to the August 5, 2013, staff report on Application #13-021 for the housekeeping amendments to Table A: Permitted and Conditional Uses. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Chair - aye

Mr. Rovak – aye

Mr. Howard – aye

C. PUBLIC HEARING

Application #13-023: Approval of a text amendment to Section 405.370 “CB” Core Business District regulations to change the increased height and buffer requirements from a single family “district” to a single family “development” when adjacent to the “CB” Core Business District.

Mr. Lumley recommended the Commission to reopen the Public Hearing on the related boundary adjustment rezoning and conditional use permit, so the public can comment to the full extent of the project. Chair Madden reopened the previous Public Hearing.

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

Mr. David Braswell, 135 N. Meramec Ave, Covington Realty Partners, explained he was seeking a text amendment to eliminate the word “District” and substitute the word “Development” in the building height and bufferyard regulations. Mr. Braswell explained some history of the zoning. Mr. Braswell also explained the buffer requirement change, stating the buffer requirement is 200 feet currently and the site is 192 feet wide, so it makes the site undevelopable; changing the word from “District” to “Development” changes the buffer requirement. Mr. Braswell showed an illustration of the site and showed the buffer requirement would be from the east property line. Based on prior comments from the City and neighboring residents, Mr. Braswell made changes to the proposed plan, including moving the parking structure to the west, moving building 1 to the west (25 feet from the property line, before it was 11 feet), and making the building 3 stories for portions of the east elevation (pictures were shown). In addition, Mr. Braswell said he was purchasing the right-of-way from MoDOT, which is what enabled him to move the building further from Carriage House. Mr. Braswell showed the entry to the property was off of Old Olive, that all parking requirements are satisfied, and showed the 2 courtyards with barbeque amenities and water features, and the landscape plan.

Mr. Lumley asked if there was an easement document being developed? Mr. Braswell said there was, as well as for the parking. Mr. Lumley asked what the maintenance plan was; was each property responsible for itself? Mr. Braswell said yes they were. Lastly, Mr. Lumley understood Pavilion to be a private street, and Mr. Braswell said not to his knowledge, and Mr. Langdon said he believed it was but that he would verify. Mr. Lumley said if it is not private there is a non-standard stop sign on a public street and he would like that to be sorted out.

Mr. Louis Meyers, 1032 King Henry Court, spoke in opposition of the project. Mr. Meyers is concerned about children playing, noise, and vandalism.

Ms. Linda Rezny, 104 Graeser Acres, spoke in opposition of the project. Ms. Rezny read and submitted a letter for the record stating all her reasons for opposing the project.

Ms. Kathleen McClure, 942 Guelbreth Lane, Unit 311, spoke in opposition of the project.

Ms. Elizabeth Link, 920 Guelbreth Lane, Unit 106, spoke in opposition of the project. Ms. Link said she is concerned with loss of property value and concerned with the impact of development on the street. Ms. Link also submitted 25 signatures of her neighbors not in favor of the project.

Ms. Barb Lehman, 1050 King Henry Court, spoke in opposition of the project. Ms. Lehman said the building will be intrusive and she is concerned about traffic on Old Olive.

Mr. Scott Link, 25 Ladue Estates, asked if the traffic study included the proposal on the Hamilton Church site.

Mr. Langdon clarified a few things, first Mr. Langdon pointed out the 2 different projects on the map. Mr. Langdon also showed and explained the access of the roads. Mr. Langdon said it was his understanding that Pavilion Drive is private property and there is an easement over it allowing access for anybody who wishes to use it, but Altus Properties owns it.

Mr. Langdon showed a picture of the current conditions on Old Olive and pointed out the number of vacant properties and empty parking lots. Mr. Langdon said Willowbrook Shopping Center is seeking a site development plan to make their building look better, partially because of the apartment project proposals.

Mr. Langdon explained some zoning history and said if the area stays “GC” General Commercial, the city should not expect many changes to the area.

Mr. Rovak asked to see site sections in both directions from the applicant. Mr. Langdon said those will be done.

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

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

Chair Madden asked for clarification for what they were voting on, and that it was just the text amendment, not the site development plan. Mr. Lumley said there are two separate items for the same applicant on the agenda.

Mr. Pullium motioned to substitute the alternative language suggested by staff in their report on Application #13-023, dated August 5, 2013, into the attached draft ordinance revising the building height and buffer requirements in the “CB” Core Business zoning district. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard - aye
Chair – aye

Mr. Rovak – aye

Mr. Pullium – aye

Mr. Howard motioned to approve the amended draft ordinance revising the building height and buffer requirements in the “CB” Core Business zoning district attached to the staff report on Application #13-023, dated August 5, 2013. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Chair - aye

Mr. Rovak – aye

Mr. Howard – aye

D. 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 Ave, Suite 500
St. Louis, MO 63105

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

Mr. Braswell asked what the Commission would like to know. Mr. Howard asked for changes to be presented. Mr. Braswell said changes were based on comments from the last meeting from residents and staff.

Mr. Braswell showed an illustration and explained the garage is no longer visible and has been moved to the other side of the building. Mr. Braswell also said he lowered the elevation on the side closest to the Carriage house from 4 stories to 3 stories. Mr. Braswell explained the self-distributing parking garage and how the building was pushed back further from the eastern edge.

Mr. Rovak, as stated in prior discussion, would like to see site sections.

Mr. Braswell said he would like to meet with Mr. Langdon and work on the things being asked for (i.e. site sections, elevations).

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

Mr. Rovak – aye
Chair – aye

Mr. Pullium – aye

Mr. Howard – aye

Mr. Langdon explained to the residents in the audience that the applicant will be making more revisions to try and answer questions the Commission have raised and will be back September 3, 2013.

E. Application #13-025: Approval of a minor site plan for exterior building improvements for the Creve Coeur Shopping Center located at 11921 Olive Boulevard.

Applicant/Agent: Thomas Milford
Drury Development Corporation
721 Emerson Road, Suite 200
Creve Coeur, MO 63141

Property Owner: 11921 Olive LLC
721 Emerson Road, Suite 200
Creve Coeur, MO 63141

Mr. Tom Milford, Drury Development Corporation, 721 Emerson Road, introduced Mr. Jeff Kaiser of TRI Architects to present on behalf of Drury Development.

Mr. Jeff Kaiser, TRI Architects, 9812 Manchester Road, explained the applicant is seeking to do a façade renovation to the existing structure to update the center, and to create more visibility with a new tenant signage band along the top of the building. Mr. Kaiser showed a map and illustration of the property and showed how the topography of the site is low, and that is why they are seeking to move the signage band. Mr. Kaiser showed an example of the material that will be used.

Mr. Langdon said that staff is pleased with the upgrades proposed, but the back corners of the building are concerning. Mr. Langdon showed a picture of the site and the area that is concerning and explained they would also like the canopy structure to wrap around on the east, and on the other side see a stone material consistent with the ones in the front wrap around to the north elevation at both back ends.

Mr. Kaiser replied and said most of the comments staff has made they agree with, except the front corner of the building. Mr. Kaiser explained that that change becomes cost prohibitive and with that they would have to go back to the client and re-work numbers.

Mr. Rovak asked what is the difference between what staff is recommending and what they applicant would propose to do. Mr. Kaiser said they would create a two-sided pier and backfill a small area, to properly terminate the parapet walls at the two back corners.

In addition, Mr. Kaiser pointed out there is no foundation work being done, so the actual footprint remains the same.

There was a little discussion around the tree that exists next to the building and it was determined the tree should be fine, just needs to be cleaned up or pruned.

Mr. Rovak motioned to recommend approval of the site plan and elevations for the renovation of the Creve Coeur Shopping Center building located at 11921 Olive Boulevard submitted with Application #13-025, as presented to the Planning and Zoning Commission, subject to the conditions in the staff report with the understanding that the canopy extension is deleted but the parapet treatment at both backend corners will include a substantial appearance similar to the front elevation. Mr. Pullium seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Chair - aye

Mr. Rovak – aye

Mr. Pullium – aye

8. WORK AGENDA

None

9. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated the next meeting is a full agenda. Mr. Langdon listed all the projects to be heard at the next meeting (see list below):

- Creve Coeur Animal Hospital – site development plan
- The Post II – conditional use permit

- Boundary Adjustment – Preliminary Plat
- Martial Arts studio – conditional use permit
- Presbyterian Church – conditional use permit
- Restaurant – Conditional Use Permit
- CityPlace - Master Sign Plan
- The Fresh Market - site plan

Mr. Langdon also named a few projects that will be heard on September 3, 2013 meeting, including The Vanguard, Creve Coeur Racquet Club, Planned Residential District development, and Dynasty Day Care will be returning.

Mr. Langdon also advised that Mr. Gary Eberhardt has asked to resign from the Planning and Zoning Commission. Mr. Langdon stated that Mr. Eberhardt will be missed on the Commission and we appreciate his excellent service to date.

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 9:30 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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NOTICE OF PUBLIC HEARING

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

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

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

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

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

Key Issues:

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

Comp. Plan References

- Central Business District

Zoning Code References

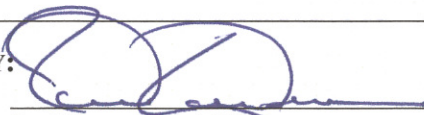
- Section 405.950 Signs in Non-Residential Districts

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

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



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director


Date

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

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

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

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

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

COMPREHENSIVE PLAN REVIEW

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

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

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

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

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

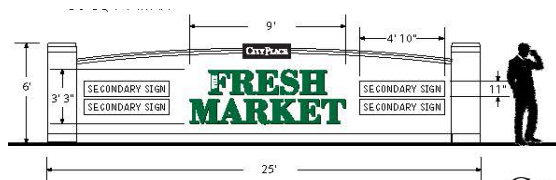


Figure 1. The two dimensional image of the CityPlace VII monument sign, above, appears to show a large and imposing sign until it is viewed in context within the proposed Concept Site Plan, at right, where it is revealed as a minor element relative to the scale of the space. Staff suggest that this is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

CITYPLACE



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

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

ZONING CODE REVIEW

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

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

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

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

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

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

CONCLUSION

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

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

ACTION

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

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

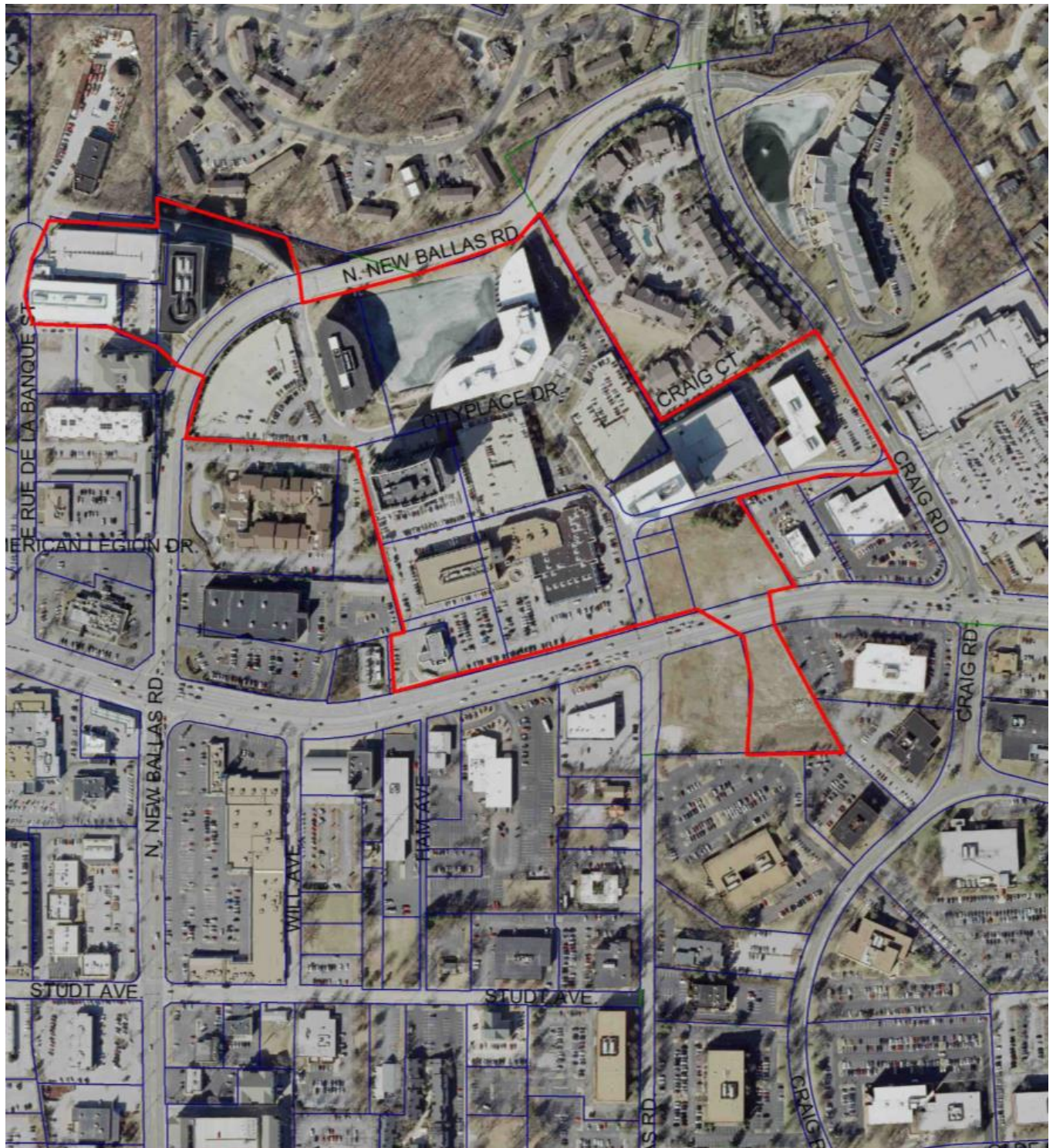
If the Commission members wish to accept the proposed signs, they should vote on a motion to recommend approval of the proposed signs, subject to any modifying conditions supported by a separate motion and vote. In that event, Staff will prepare an ordinance for the City Council reflecting the actions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

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

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

APPENDIX 2: ZONING CODE
Included and attached by reference.

Aerial Photo



CityPlace Campus





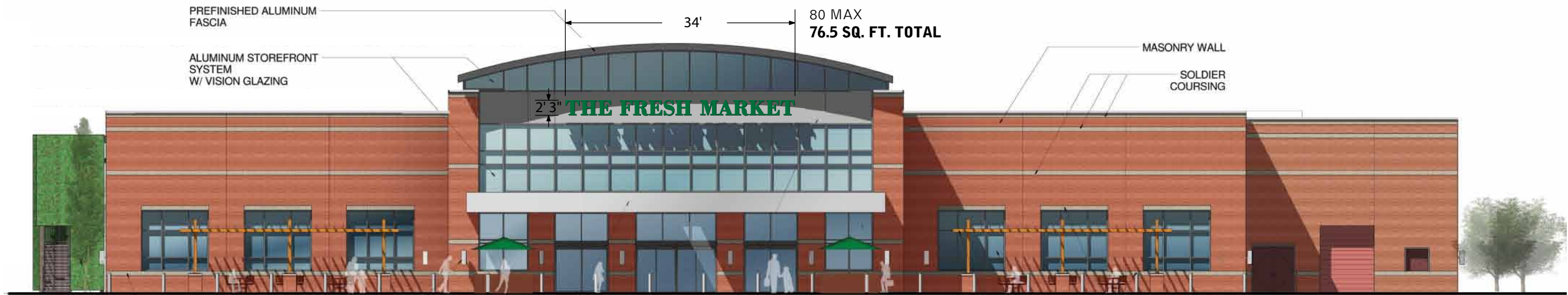
CITY PLACE

Amendment to Signage Master Plan

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



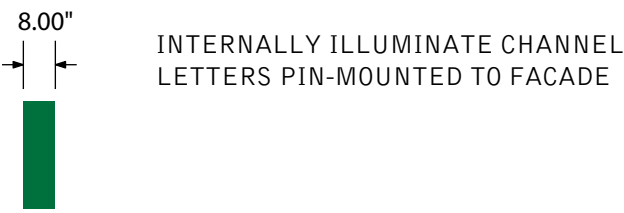
Fresh Market Lot #7 Retail Wall-mounted Fascia Sign



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

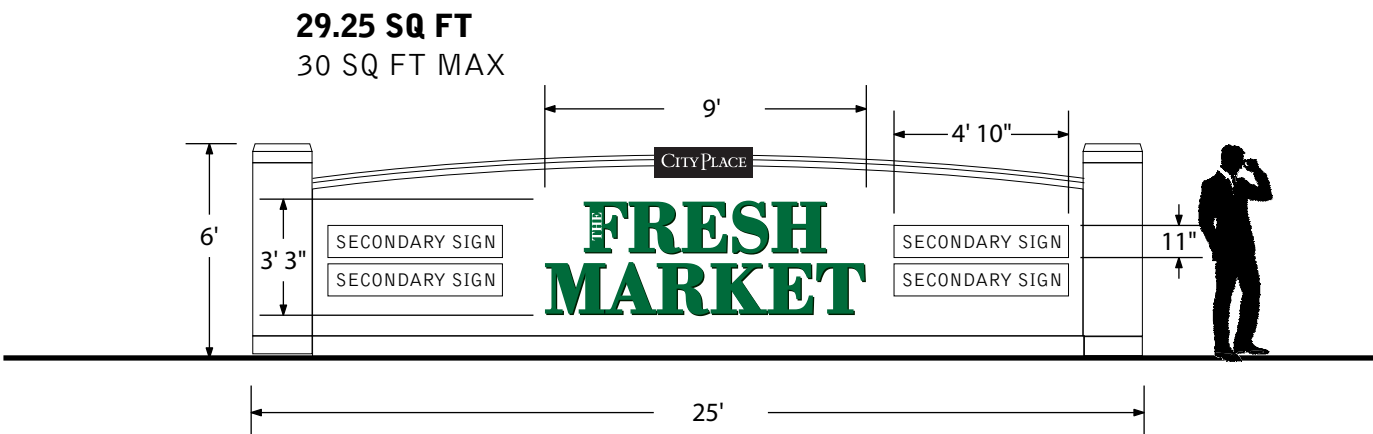


B SOUTH ELEVATION: THE FRESH MARKET
1/4" = 1'-0"



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

Fresh Market Lot #7 Monument Signage



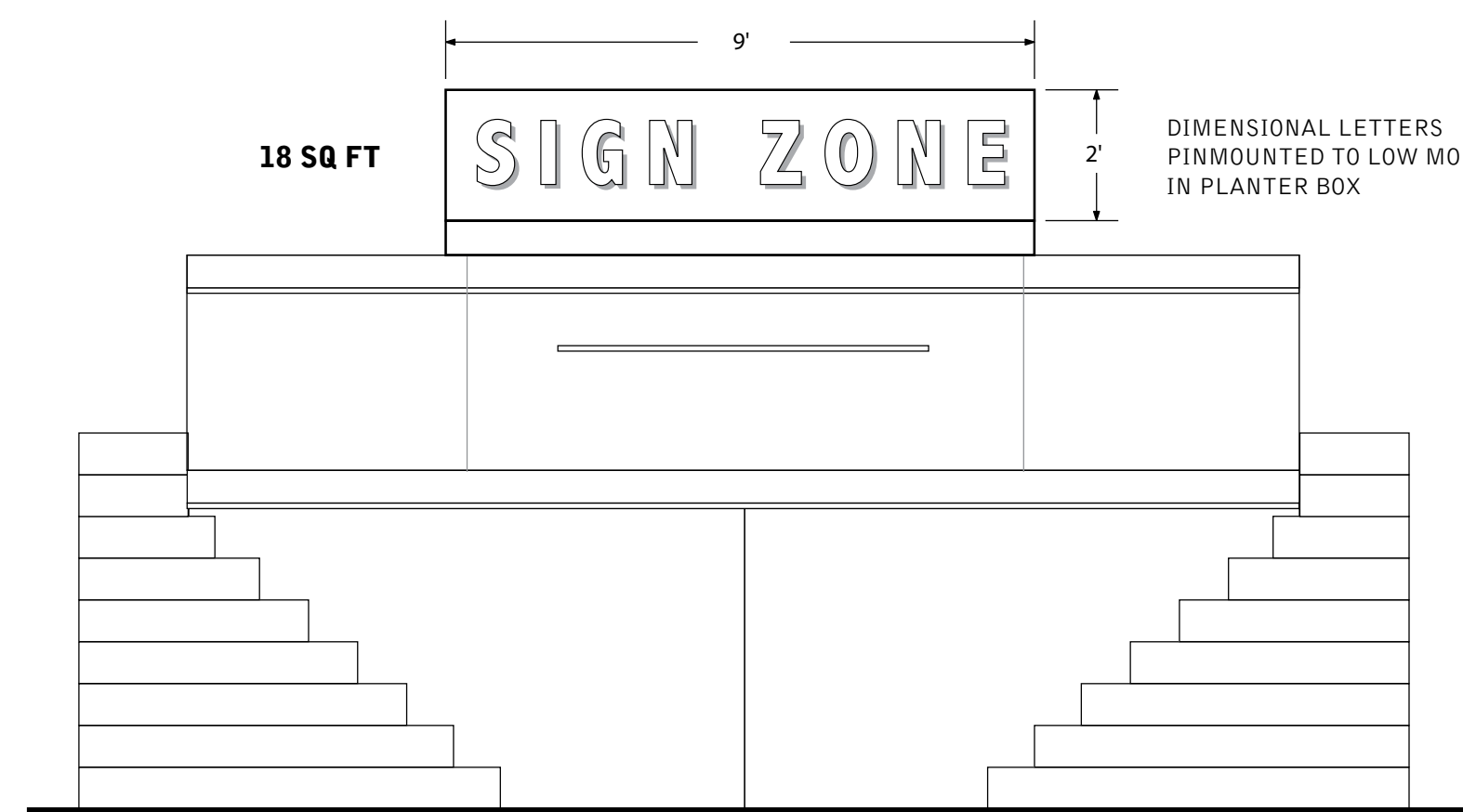
A ELEVATION: MONUMENT SIGN
SCALE: 3/16" = 1'-0"



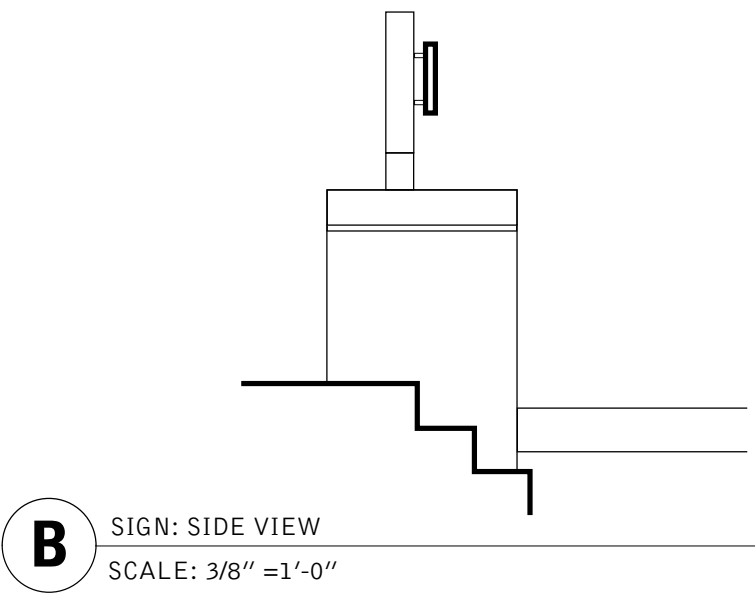
B IMAGE: EXISTING CAMPUS MONUMENT SIGN
SCALE: NOT TO SCALE



City Place 2 Fountain Signage



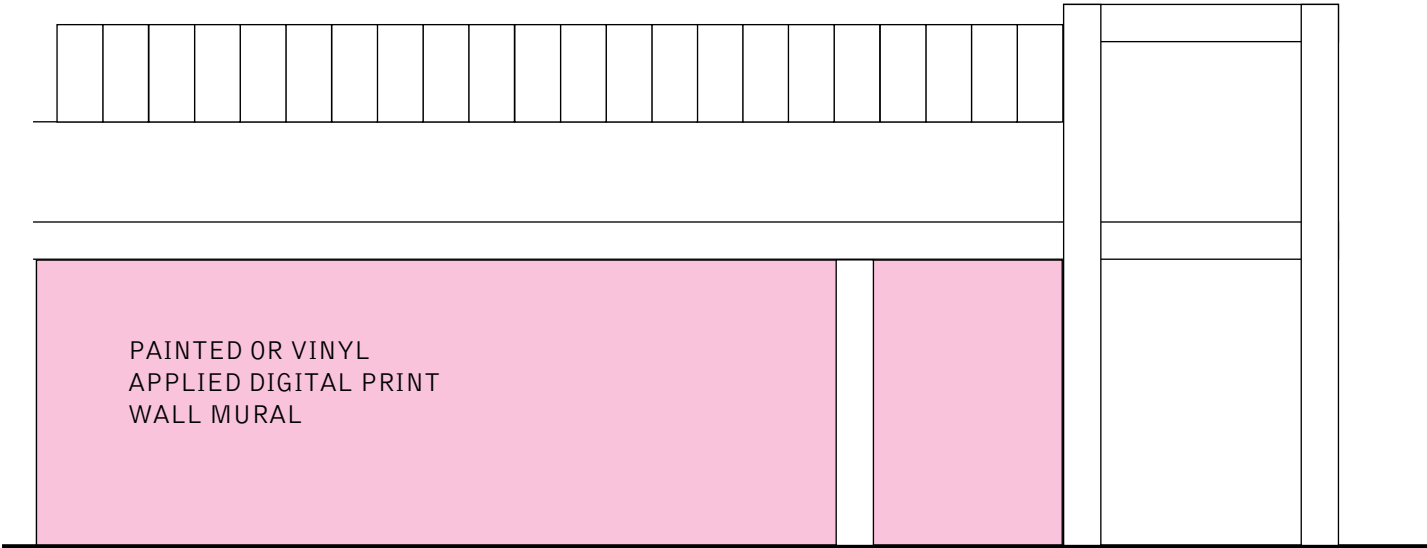
A ELEVATION: FOUNTAIN SIGNAGE
SCALE: 3/8" = 1'-0"



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



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



A ELEVATION: WALL MURAL
NOT TO SCALE



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

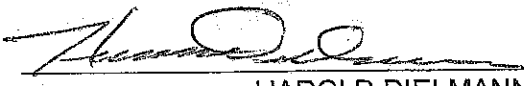
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1

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

ADOPTED THIS 10 DAY OF January, 2011.


A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF January, 2011.


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

CITY PLACE

June 2002

Signage Master Plan

Submitted to the
City of Creve Coeur

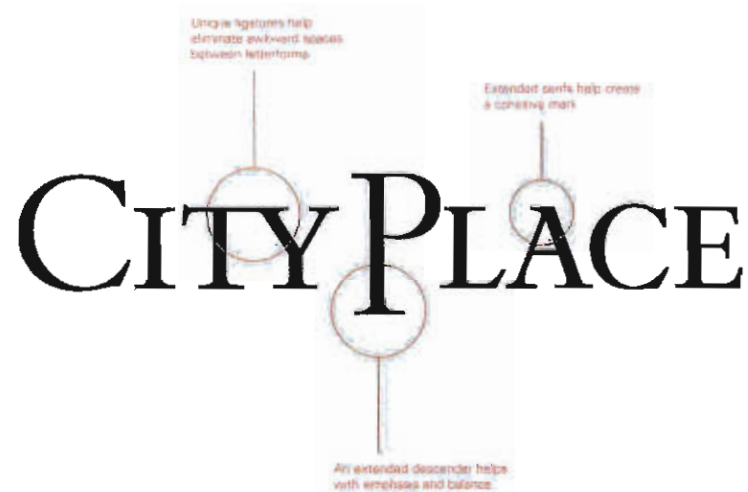
prepared by Kuhlmann Levitt, Inc.
for The Korman Group

Exhibit
1
4/10/11

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

CITY PLACE

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



REFINING THE MARK

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



Bembo Expert (Primary Typeface)

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

Univers 45 Light (Secondary Typeface)

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

A NOTE ON THE TYPE

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

CITY PLACE

Manipulate or distort

CITY
PLACE

Reposition type

CITY PLACE

Substitute font

CITY PLACE

Add shadow or other 3D effect

INCORRECT USAGE

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













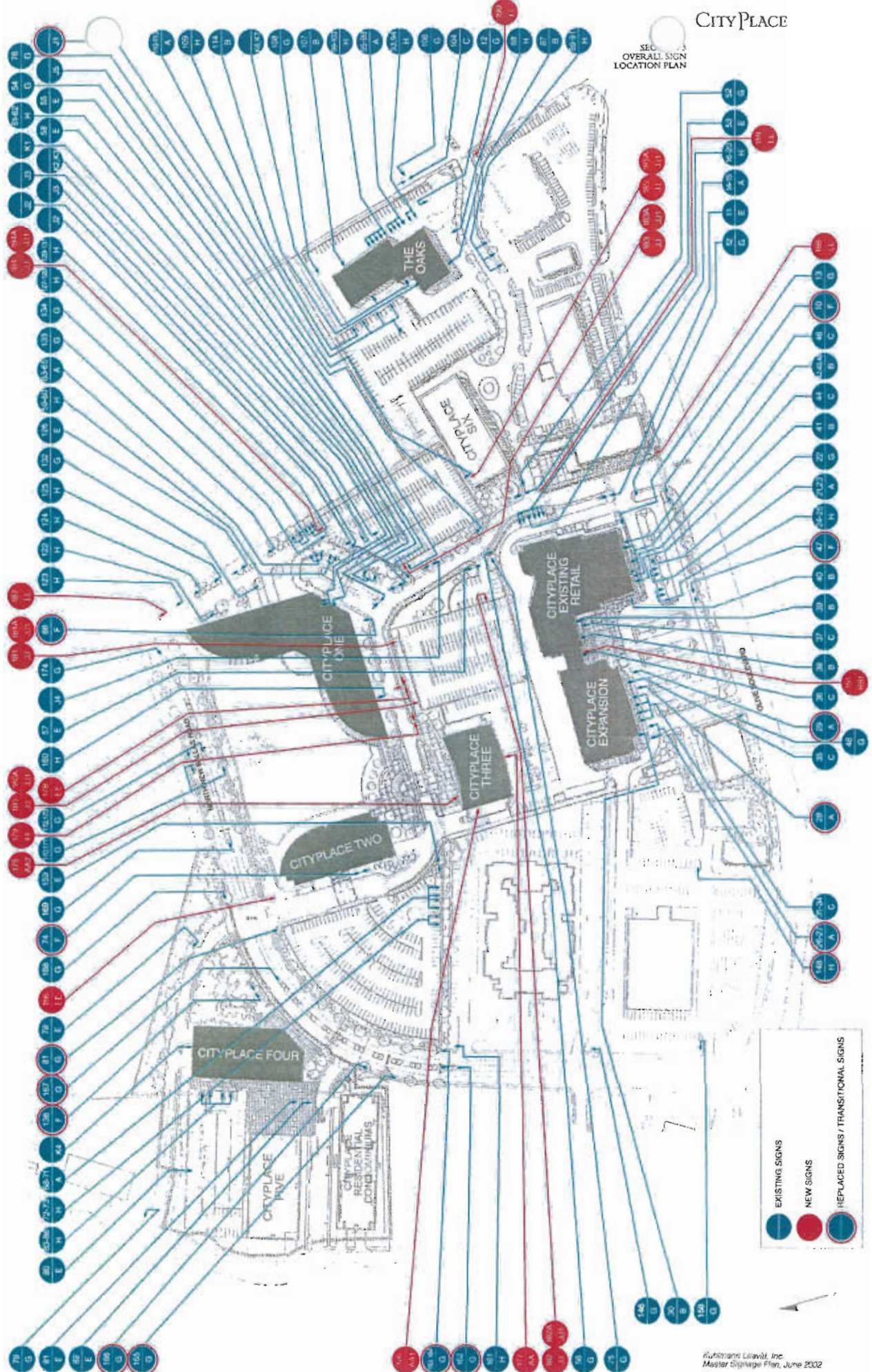




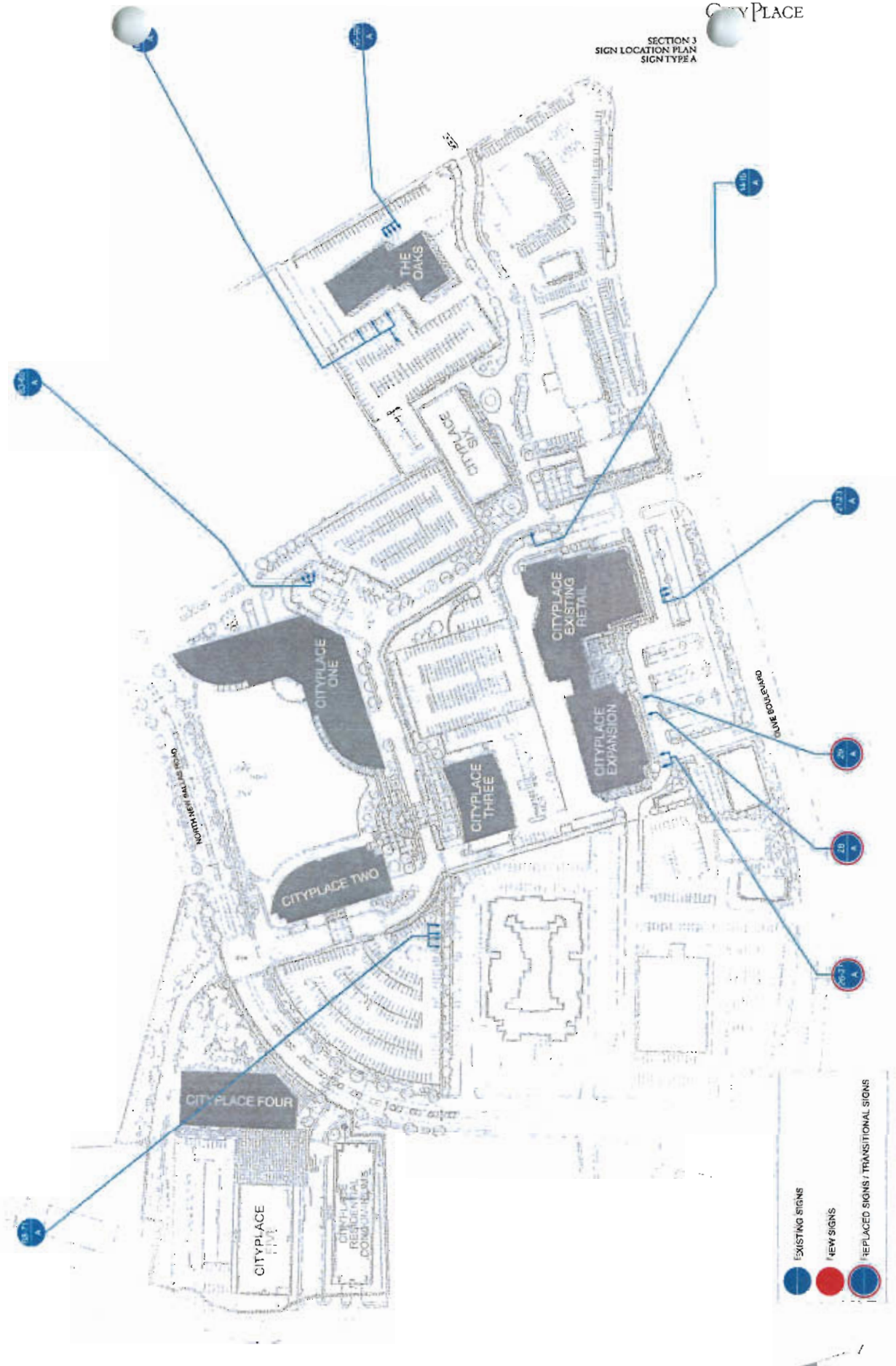


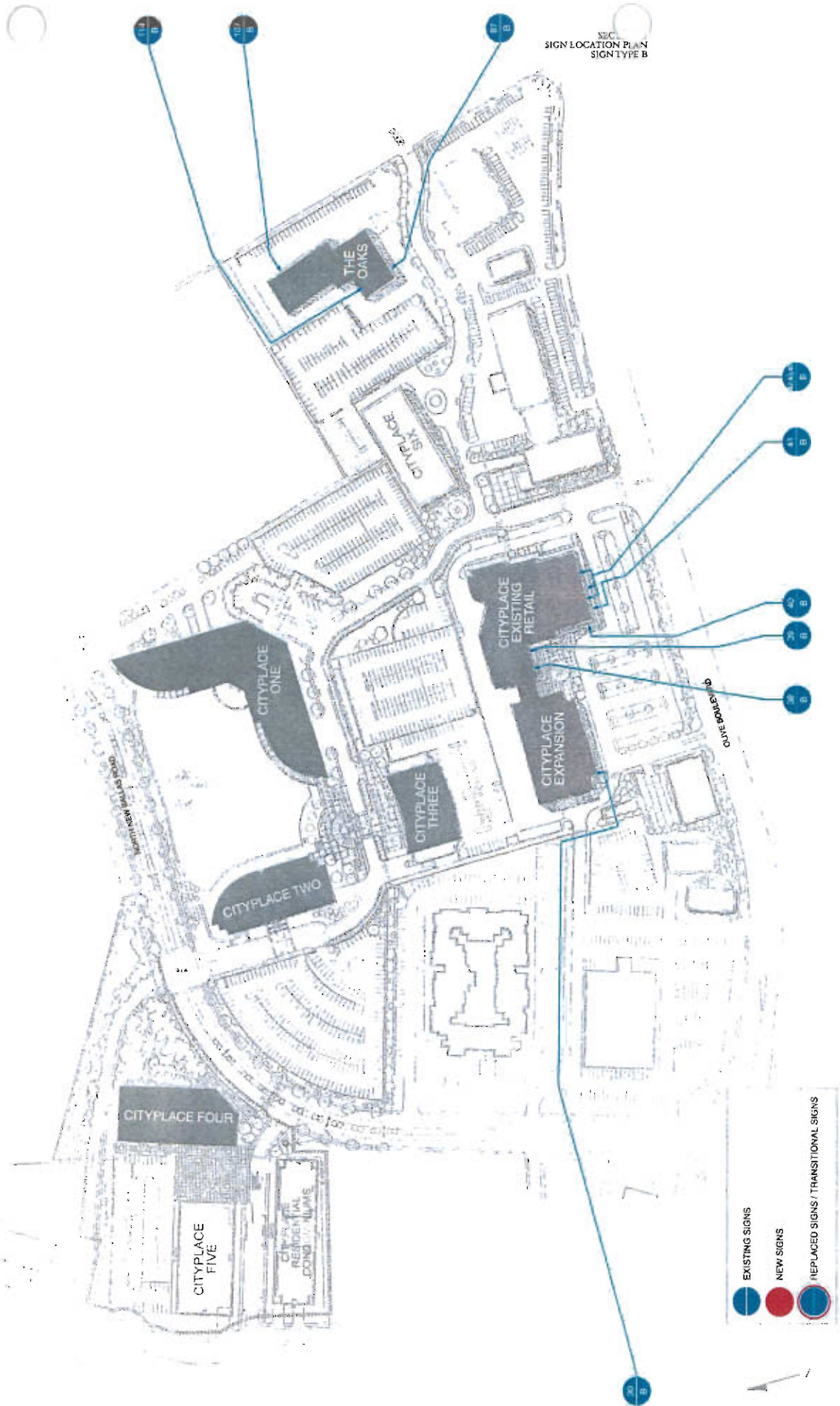


SECTION 3
OVERALL SIGN
LOCATION PLAN

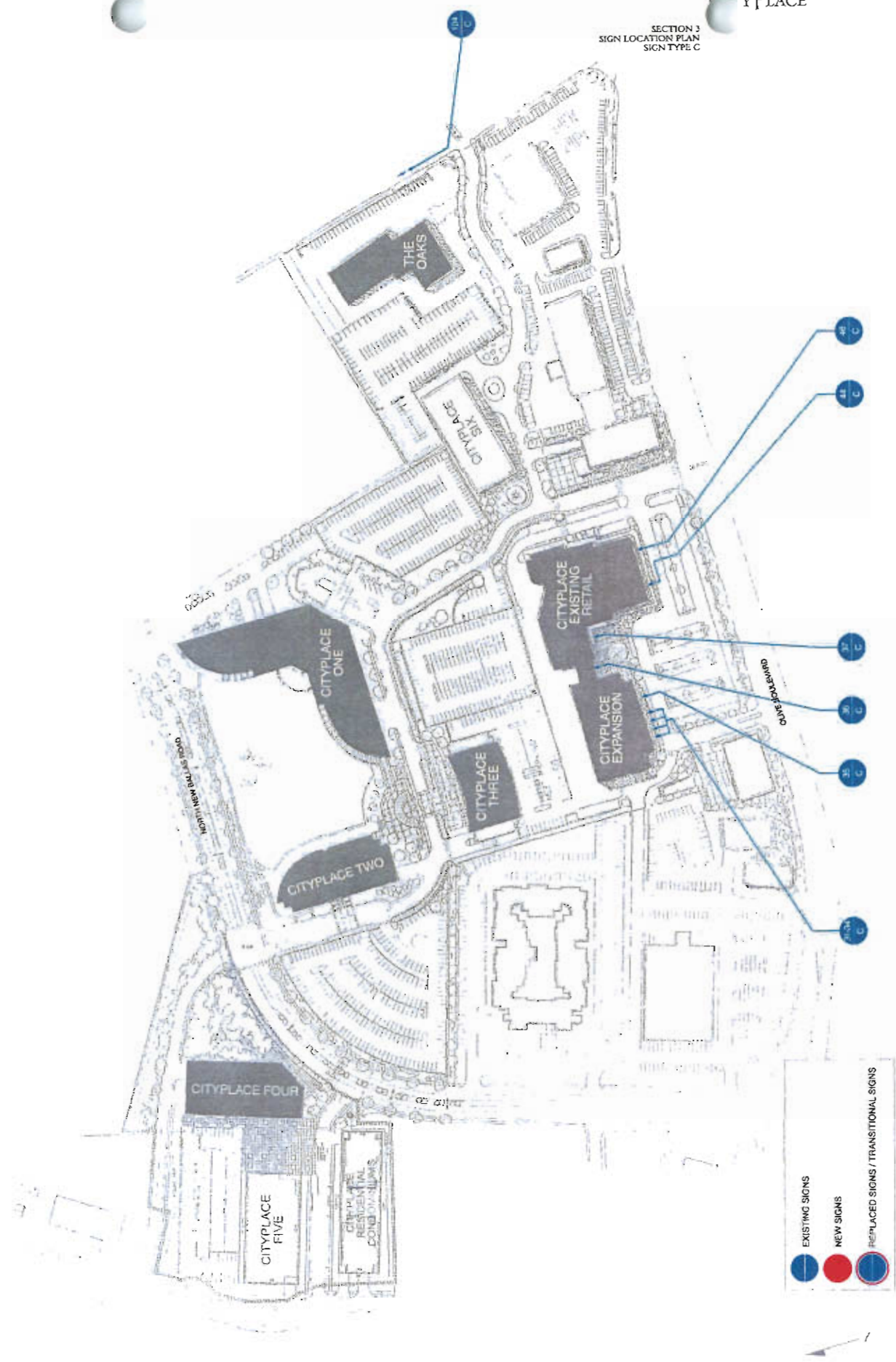


SECTION 3
SIGN LOCATION PLAN
SIGN TYPE A

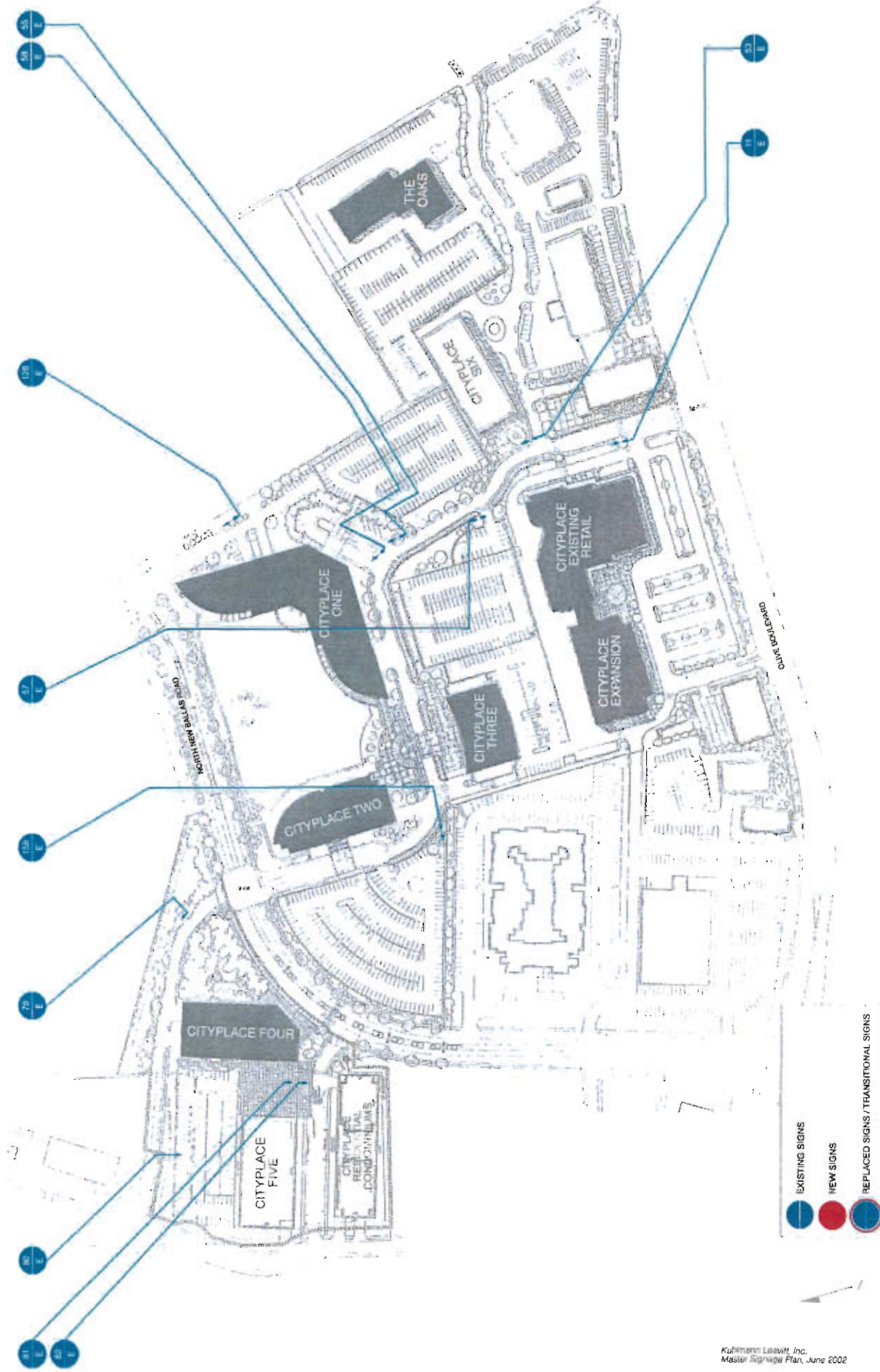


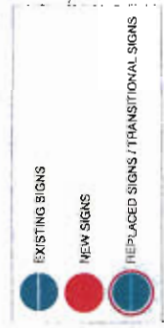
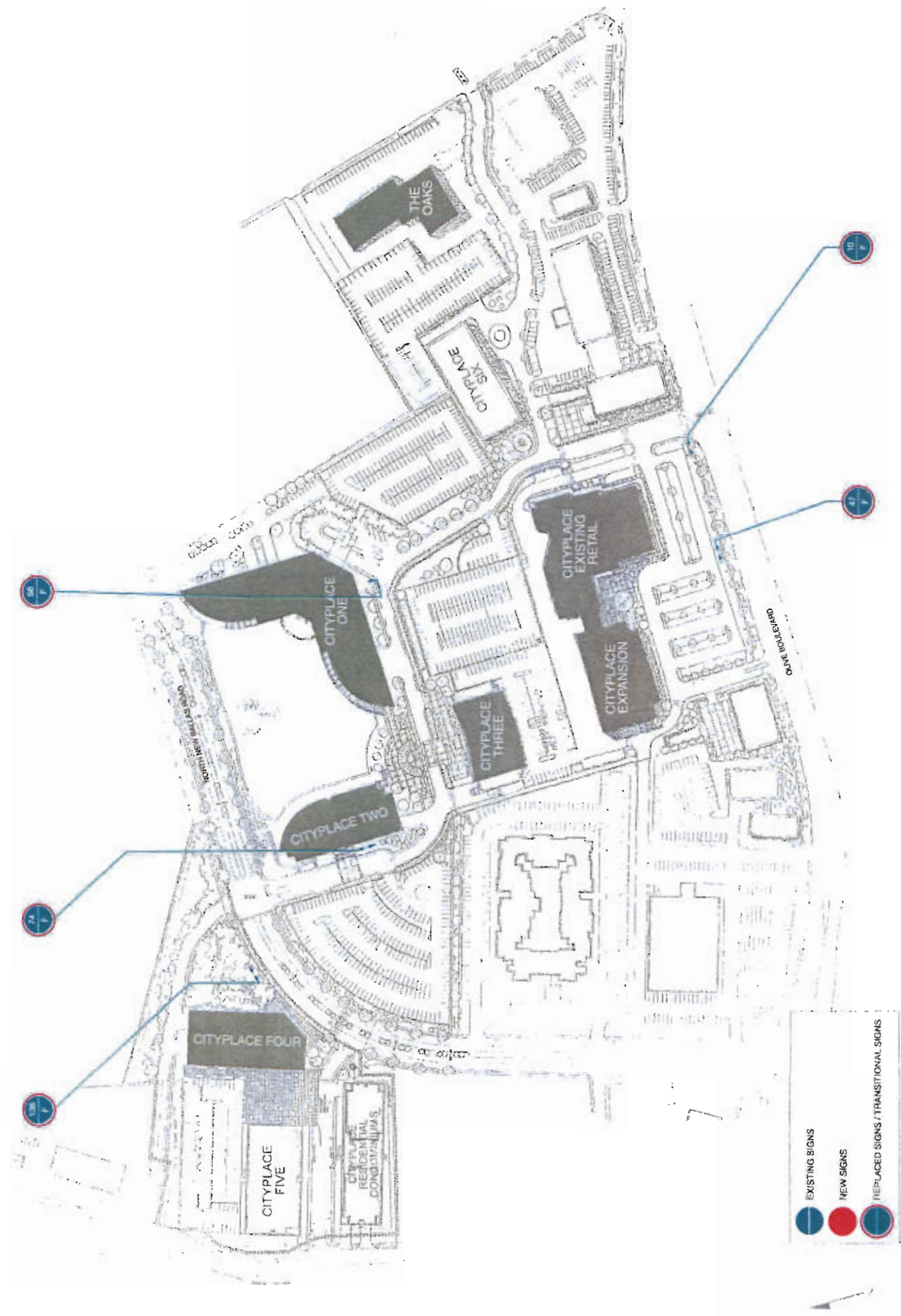


SECTION 3
SIGN LOCATION PLAN
SIGN TYPE C

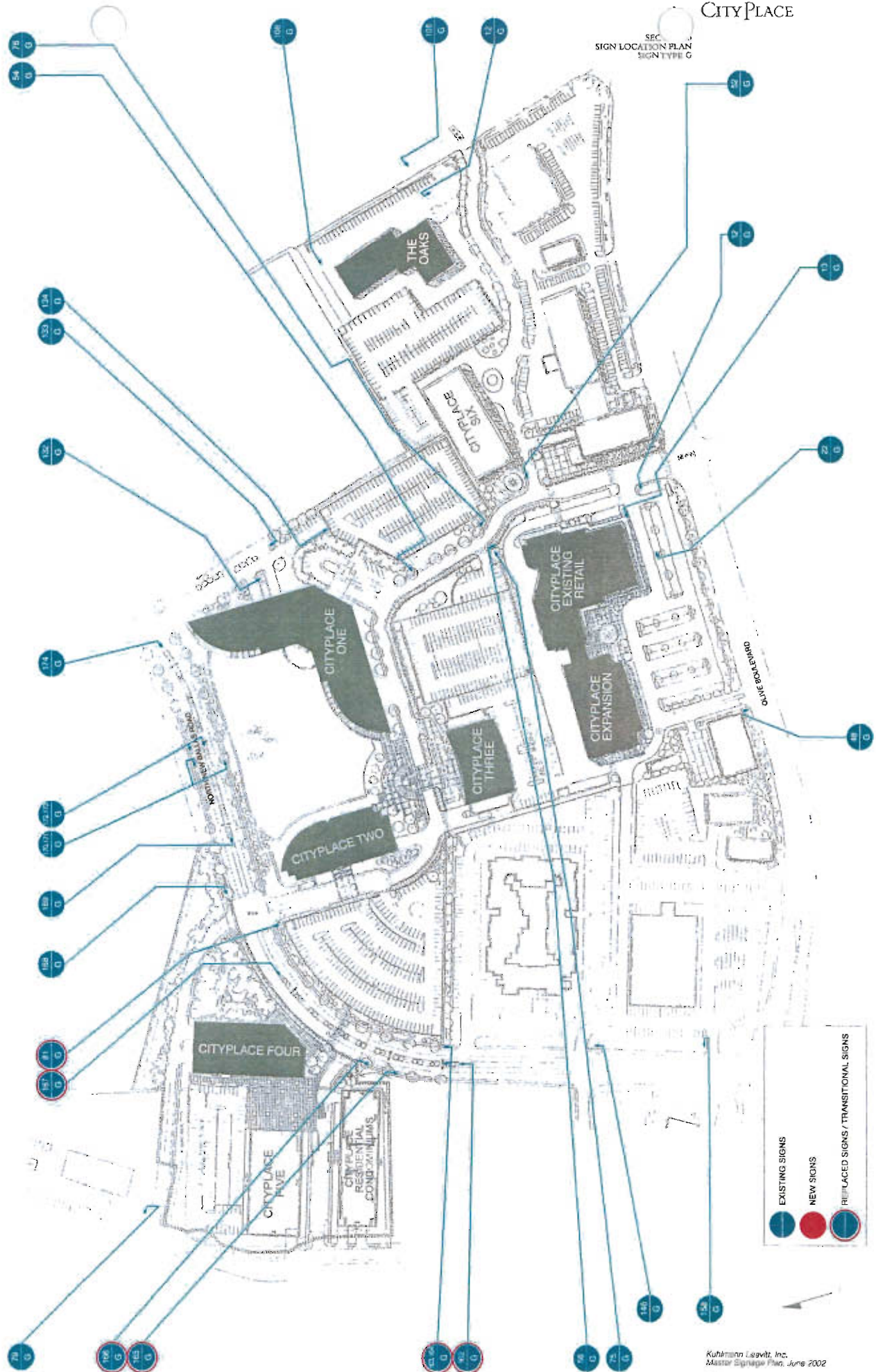


SEC
SIGN LOCATION PLAN
SIGN TYPE E



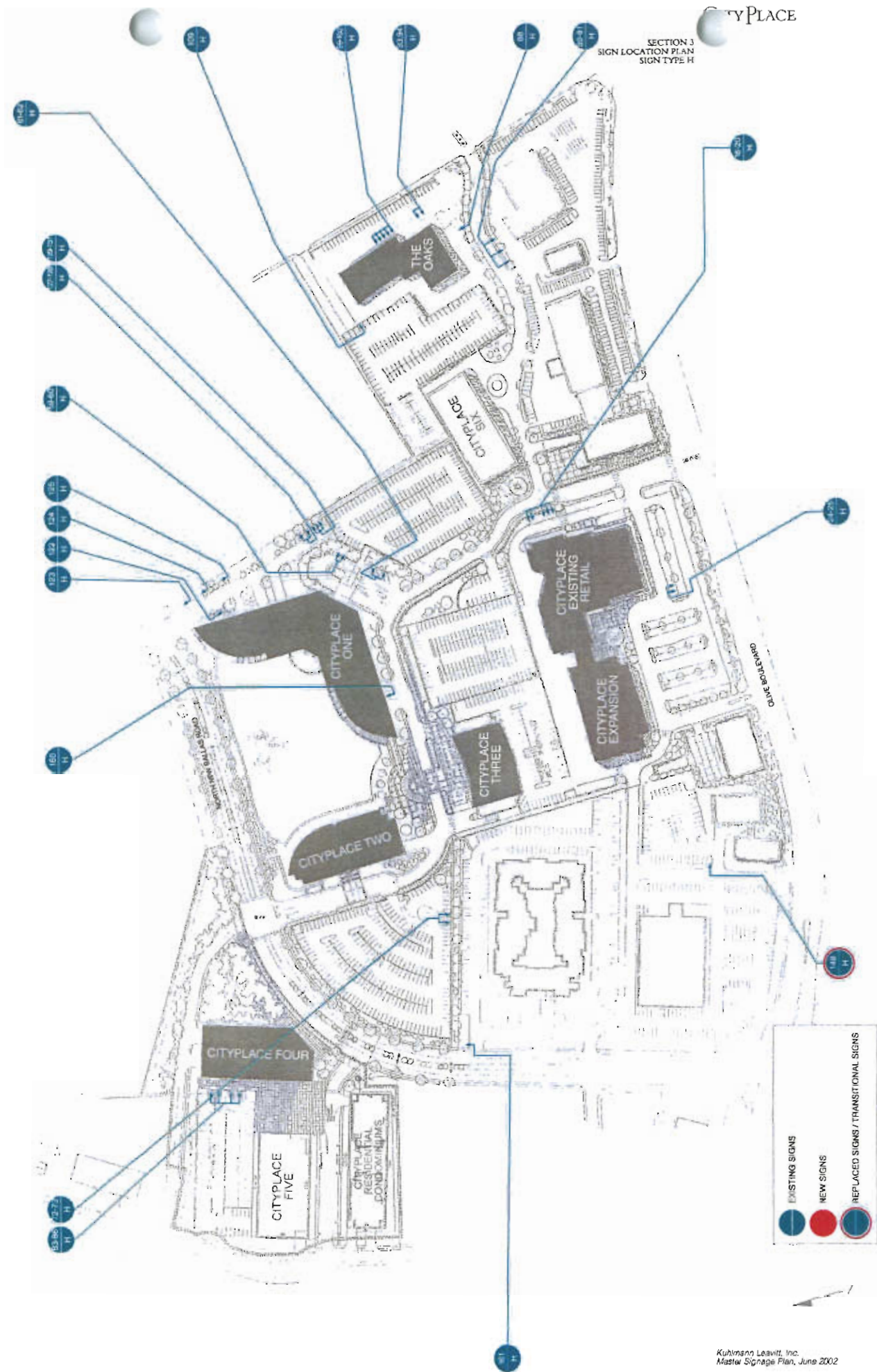


SEC
SIGN LOCATION PLAN
SIGN TYPE G

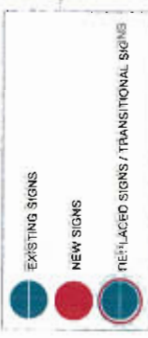
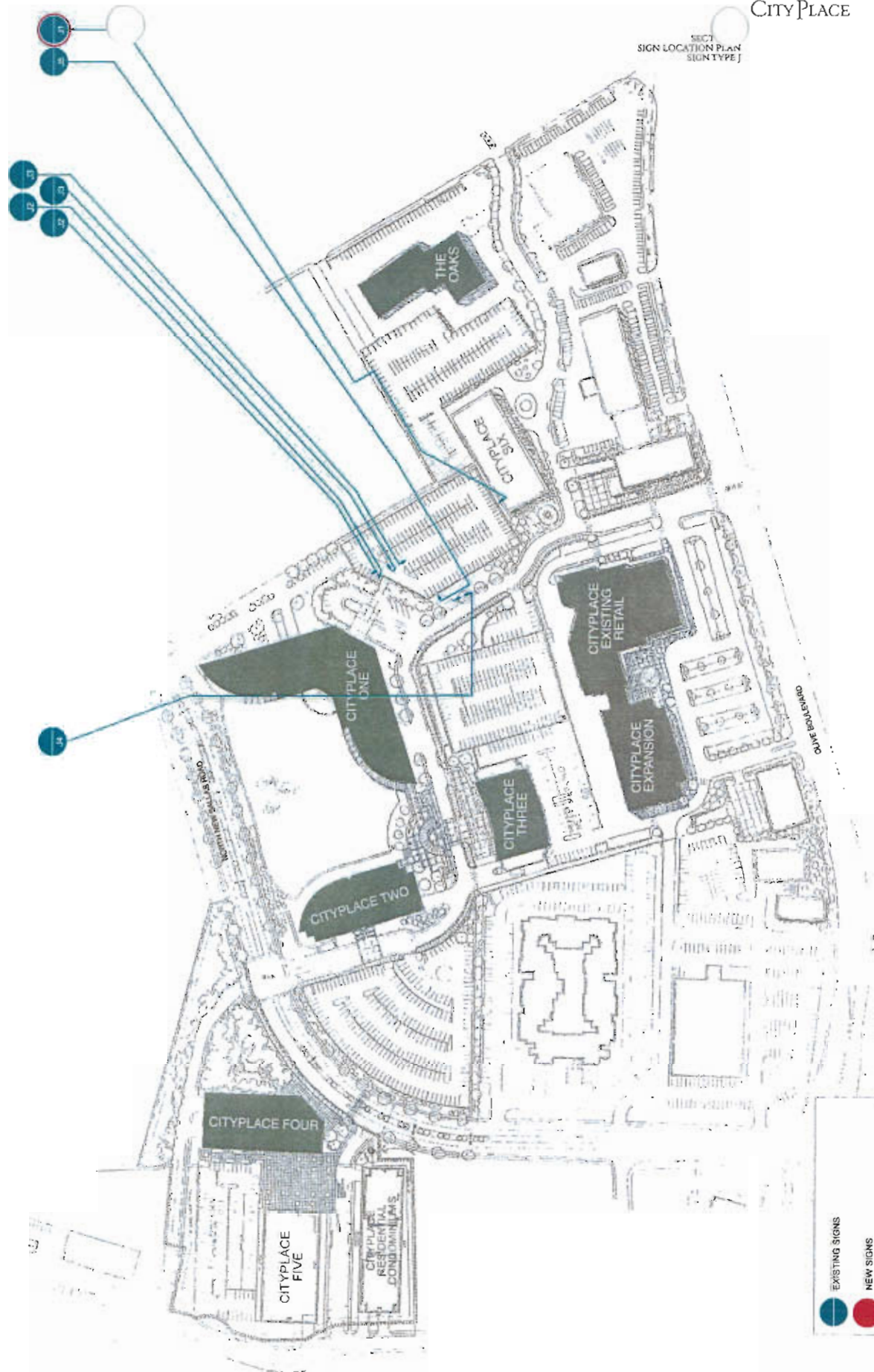


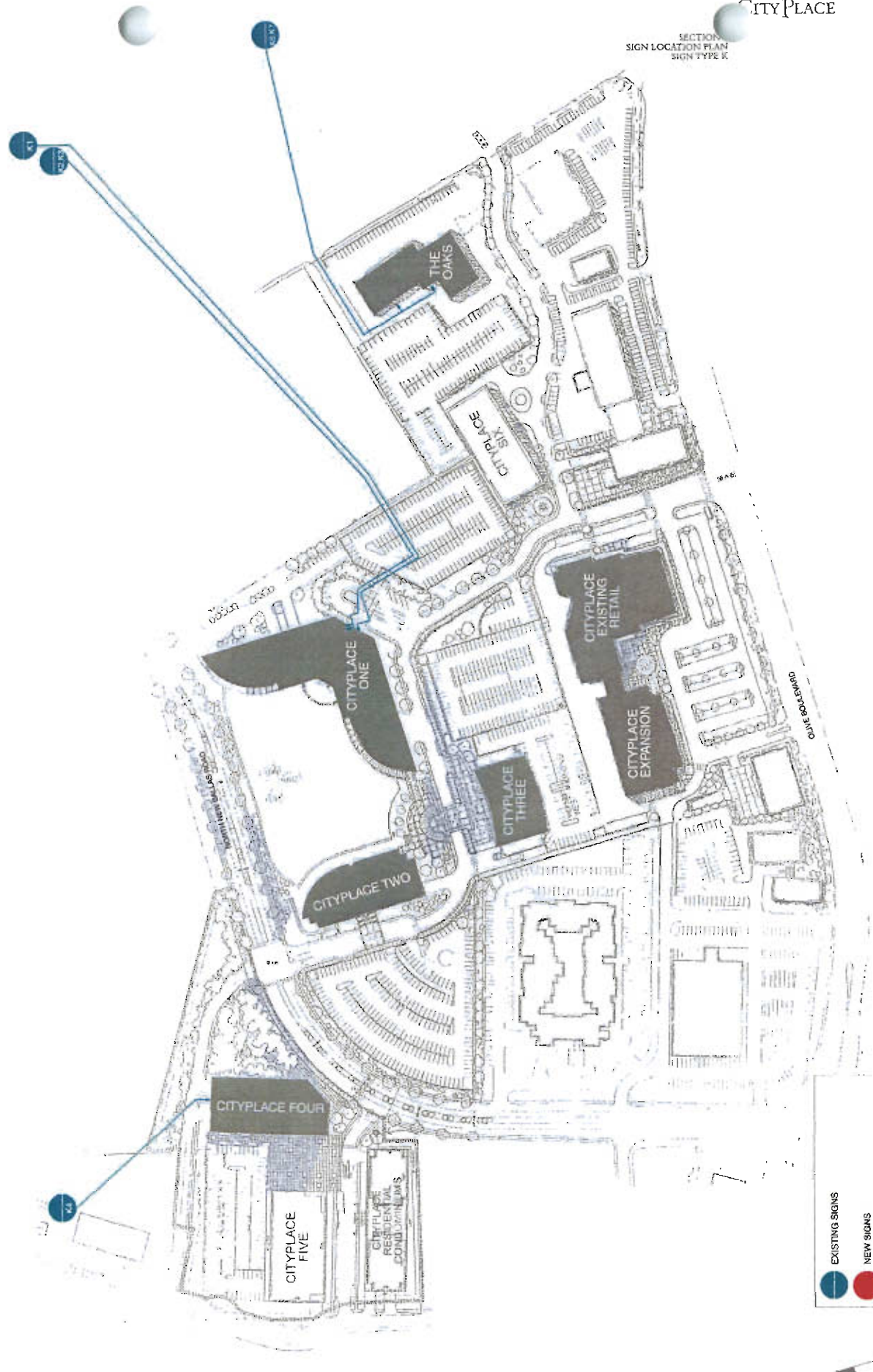
EXISTING SIGNS
NEW SIGNS
REPLACED SIGNS / TRANSITIONAL SIGNS

SECTION 3
SIGN LOCATION PLAN
SIGN TYPE H

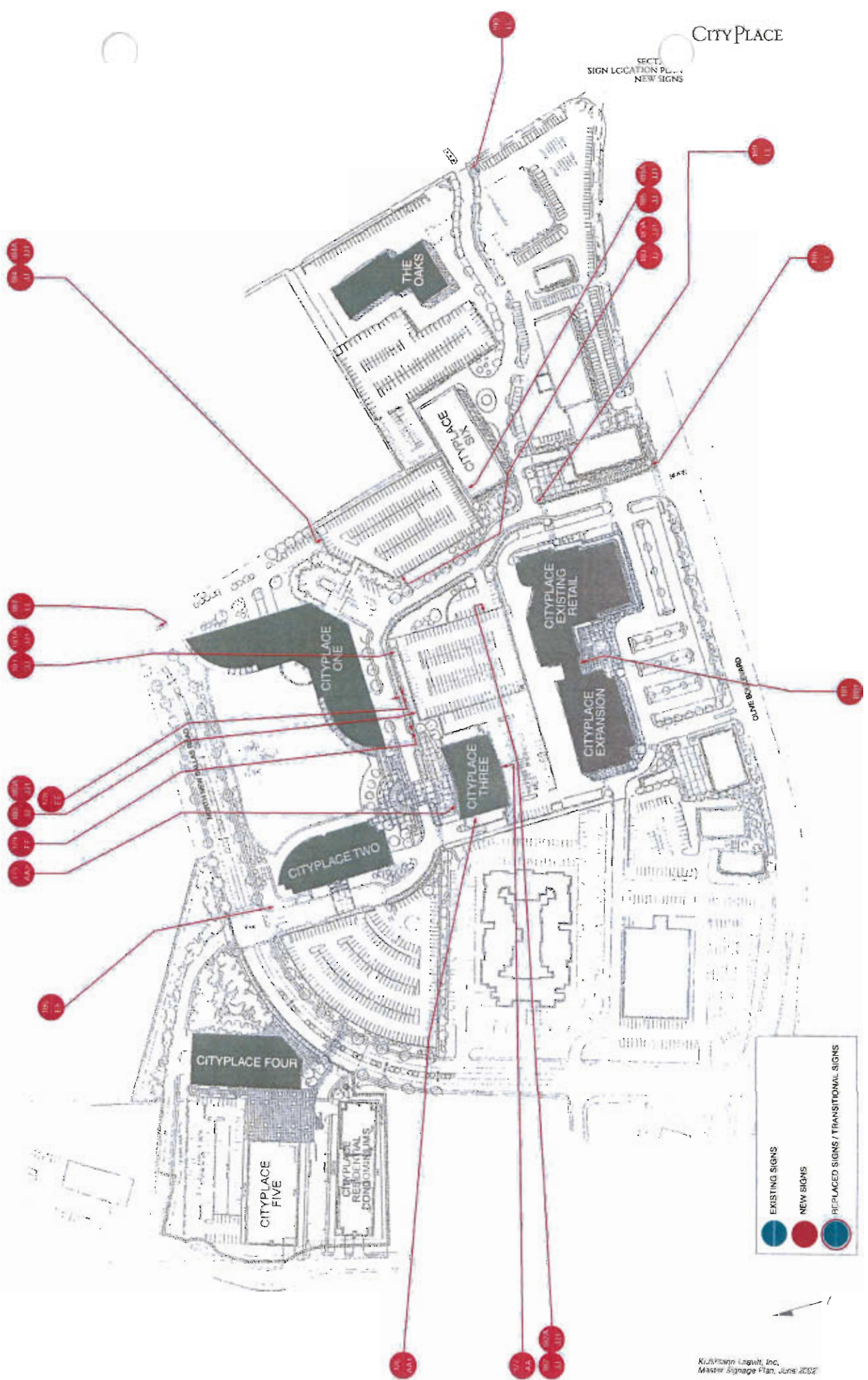


SECT
SIGN LOCATION PLAN
SIGN TYPE J





SECT.
SIGN LOCATION PL.
NEW SIGNS





sign type

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

EXISTING SIGNS

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

PROPOSED NEW SIGNS

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

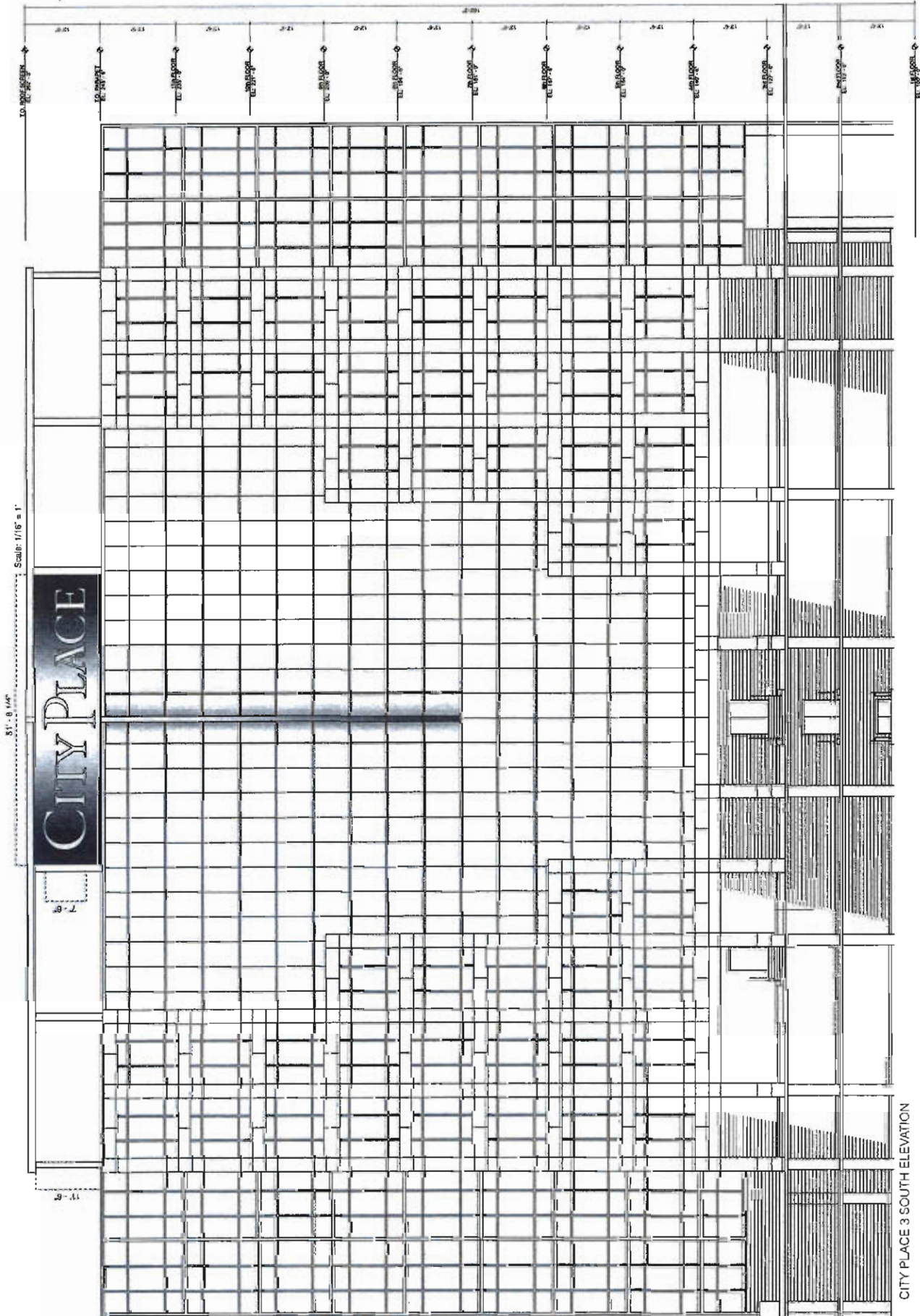
	NUMBER	SIGN TYPE	MESSAGE	DESCRIPTION
PROPOSED NEW SIGNS	175	AA2	LOCKTON (logo)	dimensional letters and suspended logo at 3rd floor level of south face CP3
	176	AA1	Microsoft	Internally illuminated letters on west face of CityPlace 3
	177	AA	CITYPLACE	Curved sign panel at parapet level of north face of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

Sign consists of
support and an
requirement
building "in" etc.

aluminum sign panel with backlit letters; sign fabricator to be responsible for engineering of all structural
for adhesive of all elements as needed to meet windload and weight requirements; all fasteners, electrical
ing transformers to be concealed from view; radius of sign panel to be sufficient to wrap around existing
and to make sufficient contact with rooftop support elements and contain all lamps required for even
white illumination; illumination to be "soft" and warm, specific lighting specifications to be determined.

CITYPLACE

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



Scale: 1/16" = 1'

CITY PLACE 3 SOUTH ELEVATION

Kulmann Leavitt Inc.
Signage Master Plan, June 2002



CITY PLACE

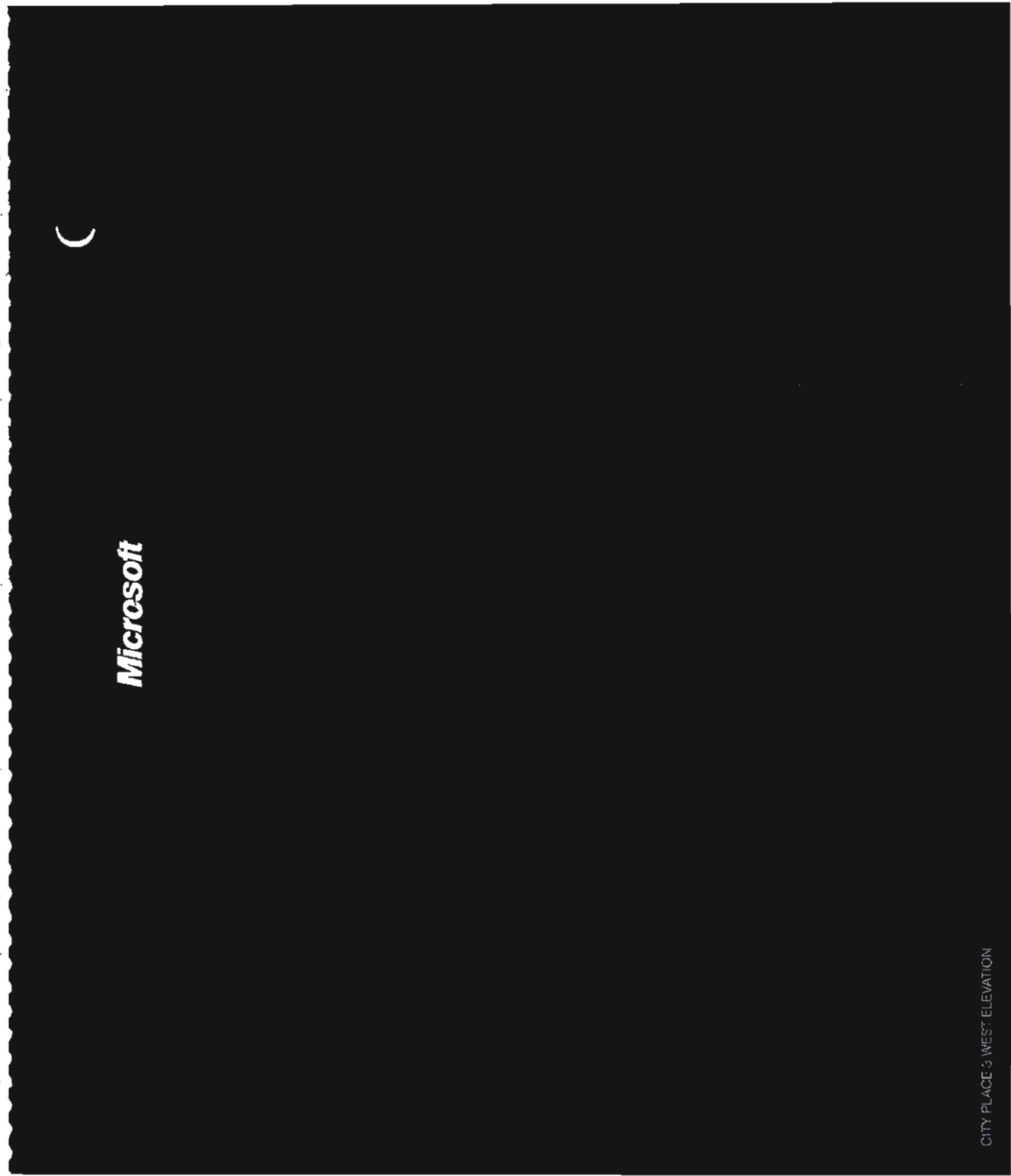
CITY PLACE 3 SOUTH ELEVATION



CITY PLACE

Architectural drawing of the City Place 3 West Elevation. The drawing shows a large, rectangular building facade with a grid of windows. The word "Microsoft" is written vertically on the left side of the facade. The drawing includes a scale bar at the top left indicating 20'-0" and a scale of 1/16" = 1'. The drawing is oriented horizontally on the page.

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



Sign consists of 1' 6" x 2' 11" depth painted aluminum dimensional letters, color gloss black. Sign also consists of logo spandrel element that suspends between columns at building entry. Logo spandrel element is to be clear anodized aluminum (Silver color). Sign fabrication to be responsible for engineering of all structural support and bracing. All fasteners to be stainless steel. As needed, all windload and weight requirements, all fasteners to be stainless steel.

CITY PLACE

SECTION 5
SIGN TYPE AAZ
TENANT IDENTIFICATION
CITY PLACE 3 NORTH FACE

1' - 9 1/2" 4' - 0 1/4"

Scale: 1/16" = 1'

Scale: 1/16" = 1'

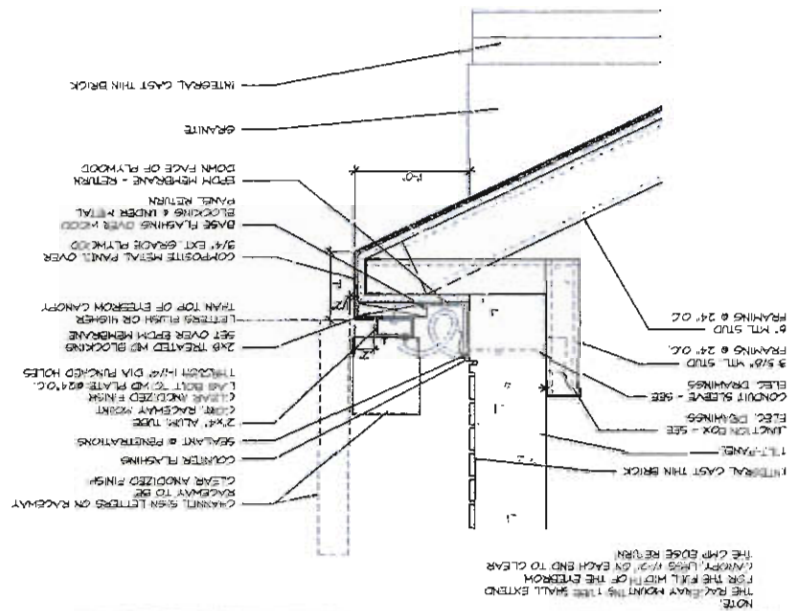
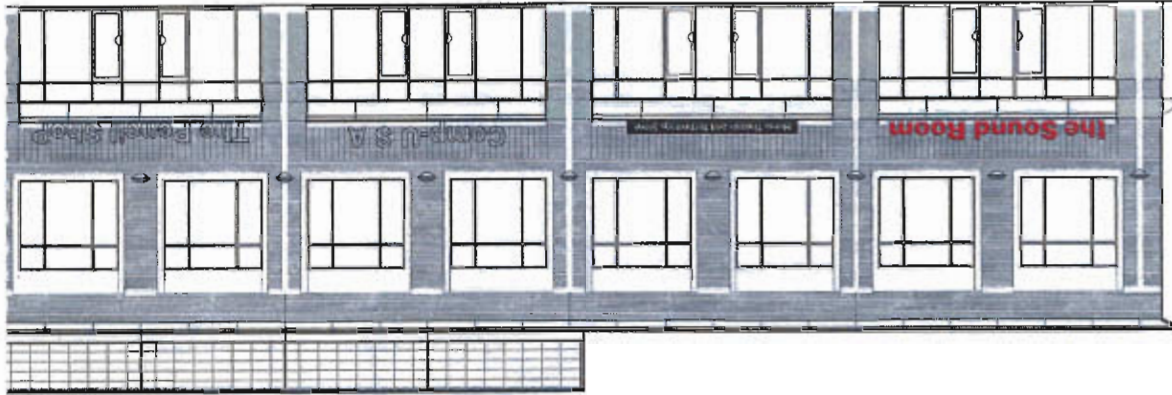
LOCKTON

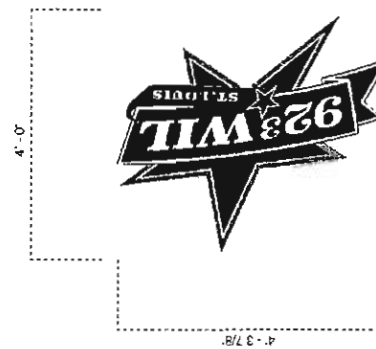
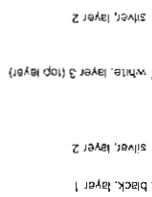


CITY PLACE 3 NORTH ELEVATION

Image Master Plus, June 2002

5.8



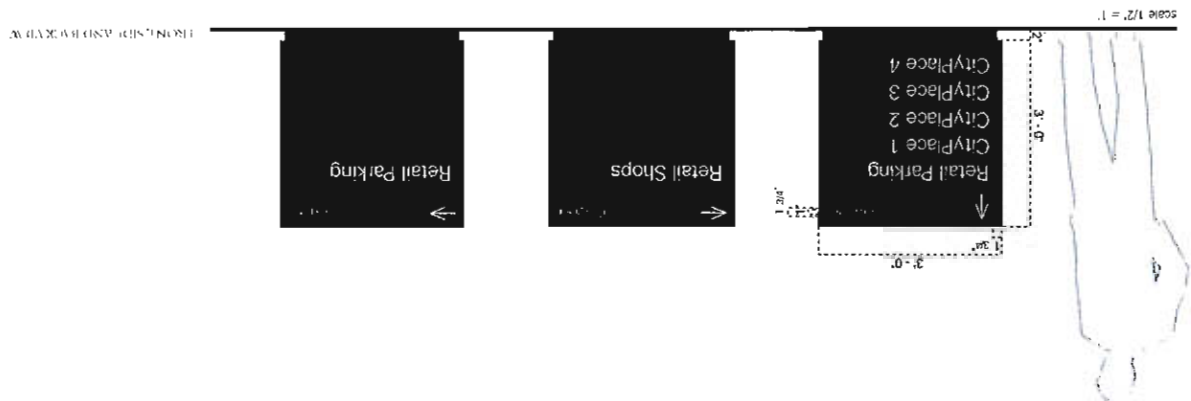
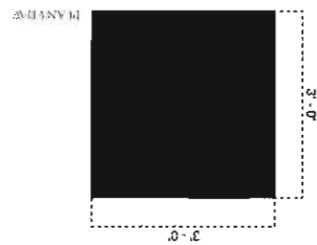


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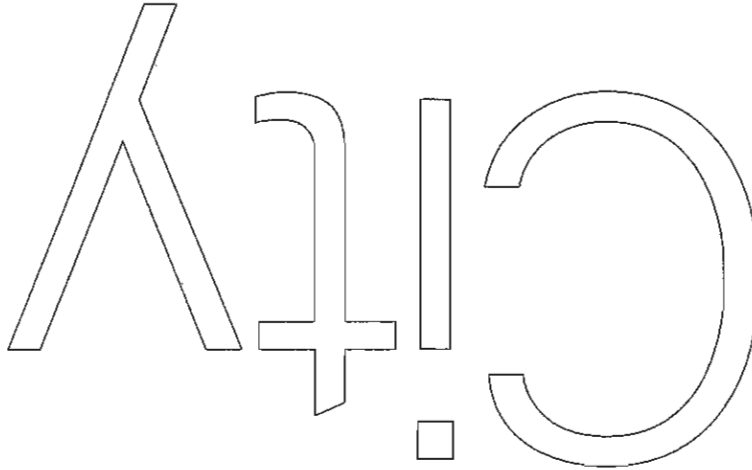
SIGN TYPE BB1
RADIO STATION TENANT RETAIL IDENTIFICATION

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

NOT IN L.B.N. 18-101

[illegible]

1451 RD 1708 NW1, AL



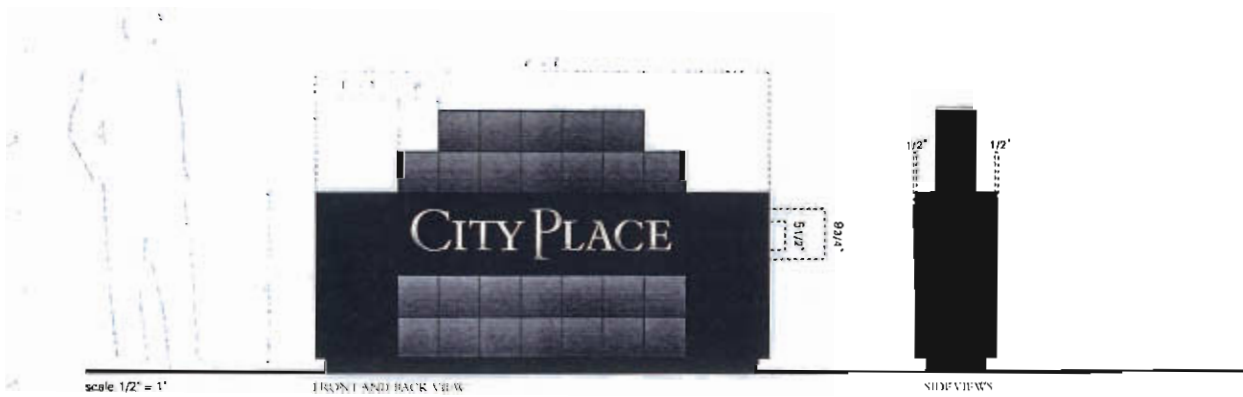
SIGN TYPE F #10
TRANSITIONAL CAMPUS MONUMENT
Eventually will be replaced by Sign Type FF
(see following page of this document)

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

DESCRIPTION



PLAN VIEW



scale 1/2" = 1'

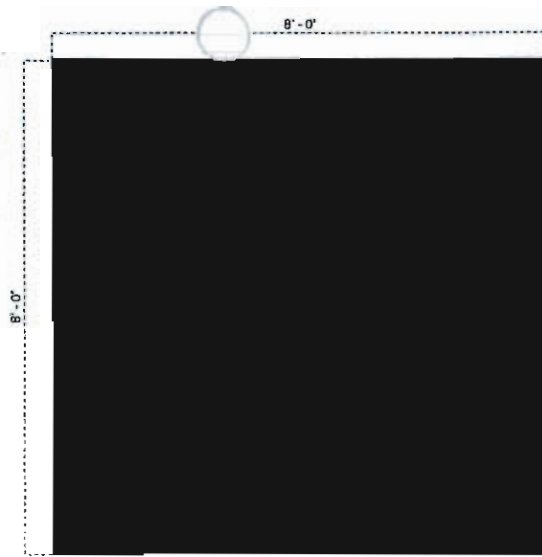
FRONT AND BACK VIEW

SIDE VIEWS



new logotype

existing structure

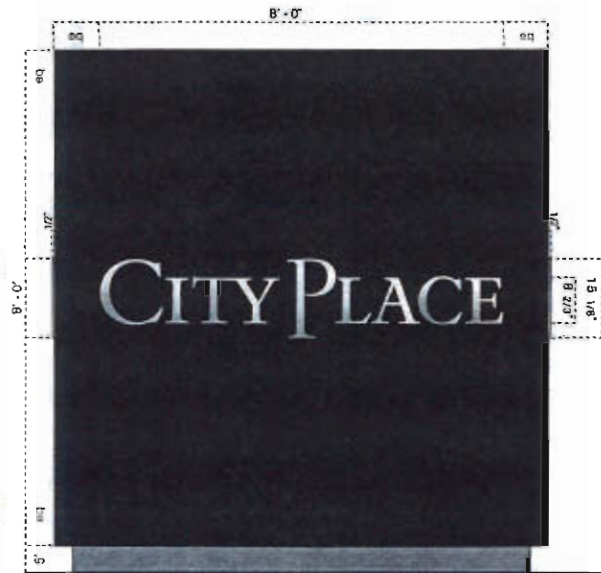


PLAN VIEW

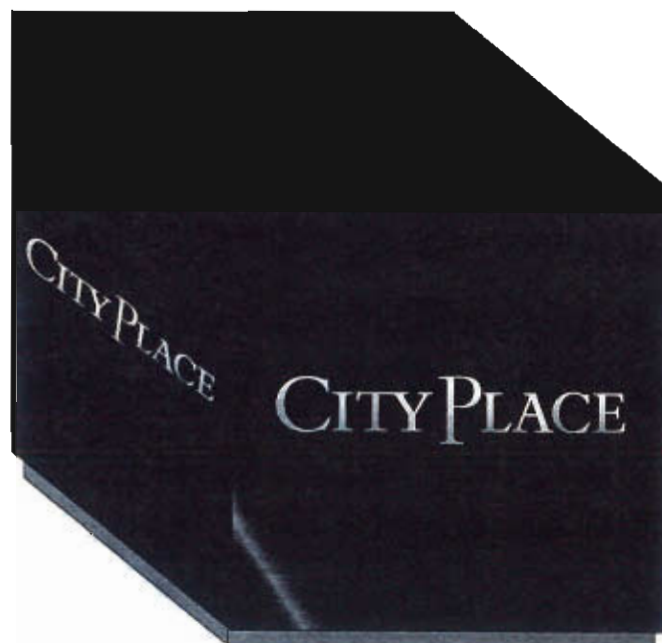
SIGN TYPE F:
NEW CAMPUS MONUMENT
Eventually to replace sign #10 F
(see previous page of this document)

DESCRIPTION

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



FRONT, BACK AND SIDE VIEWS



AXON VIEW



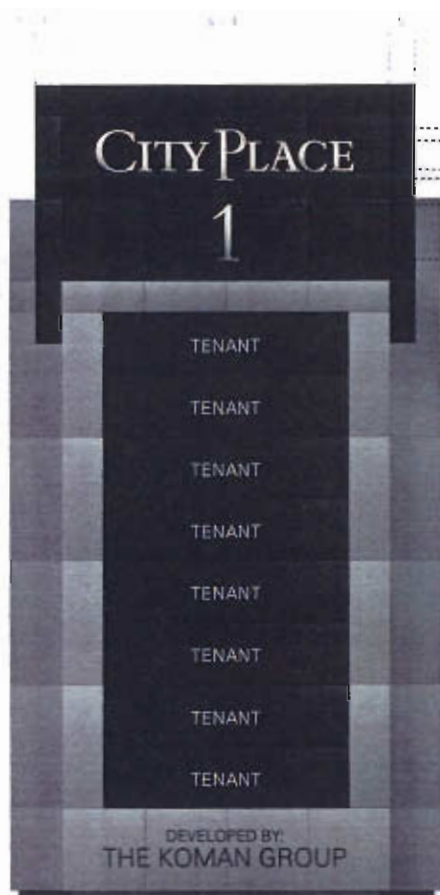
SIGN TYPE F #66 and #74
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type PF2
(see following page of this document)



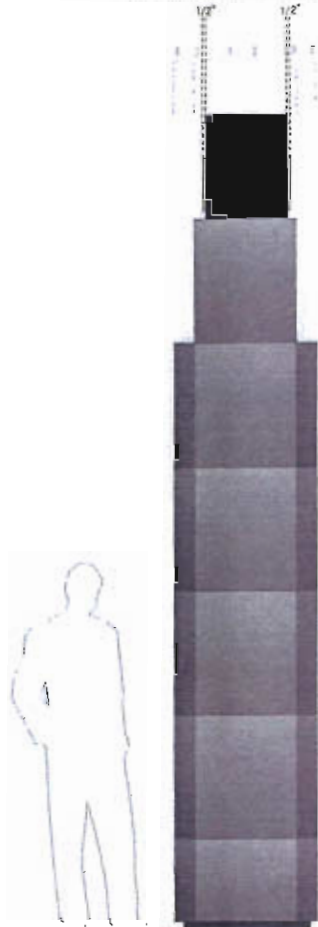
PLAN VIEW

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

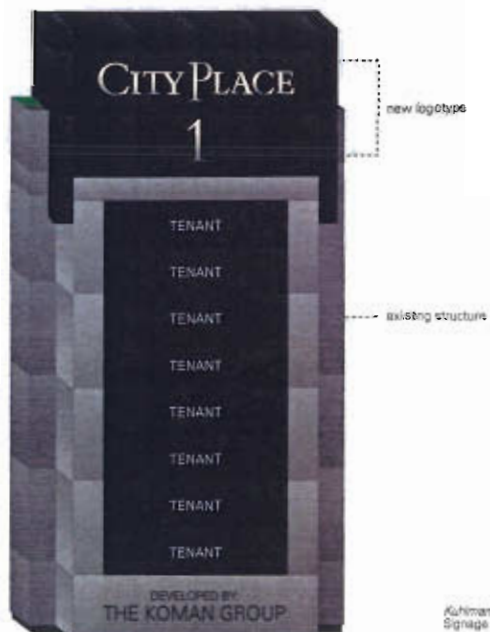
DESCRIPTION



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

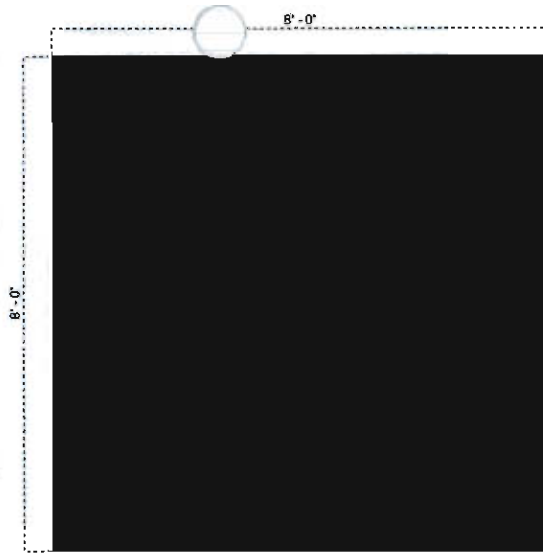


SIDE VIEW ADJUSTED



Kuhlmant Design Inc.
Signage Master Plan, June 2002
S12

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



PLAN VIEW

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

DESCRIPTION



scale 1/2" = 1'

FRONT AND BACK VIEW



SIDE VIEW DETAIL



ISOMETRIC VIEW

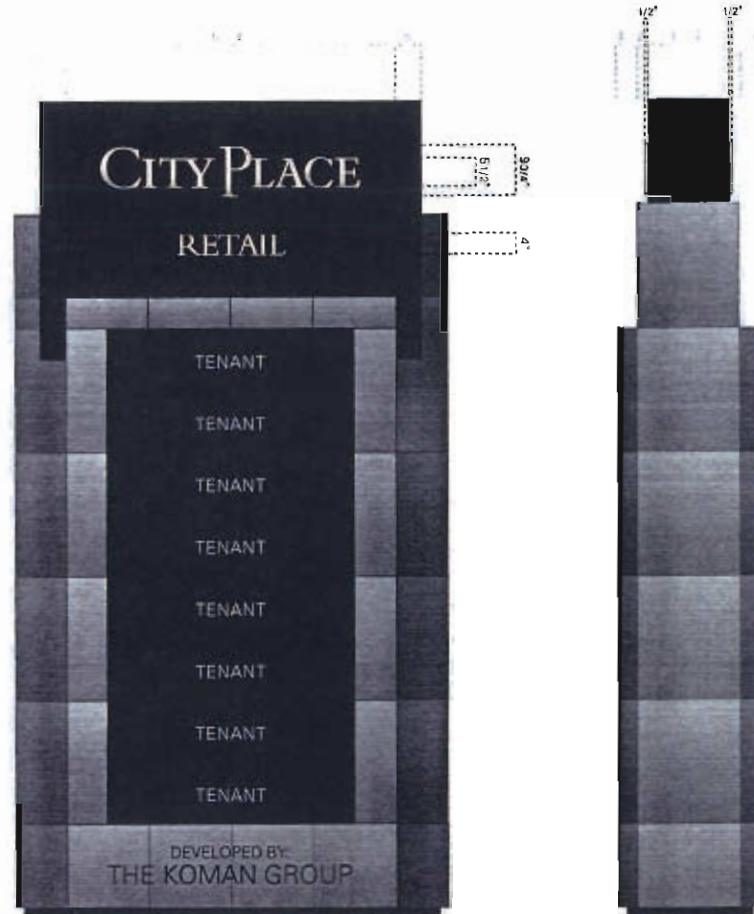
SIGN TYPE F-647
TRANSITIONAL RETAIL MONUMENT
Eventually will be replaced by Sign Type FF
(see following page of this document)



PLAN VIEW

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

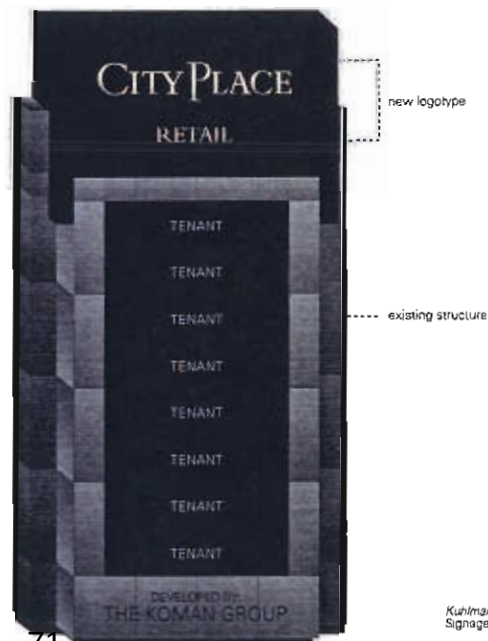
DESCRIPTION



scale 1/2" = 1'

FRONT AND BACK VIEW

SPOT VIEW (DETAIL)



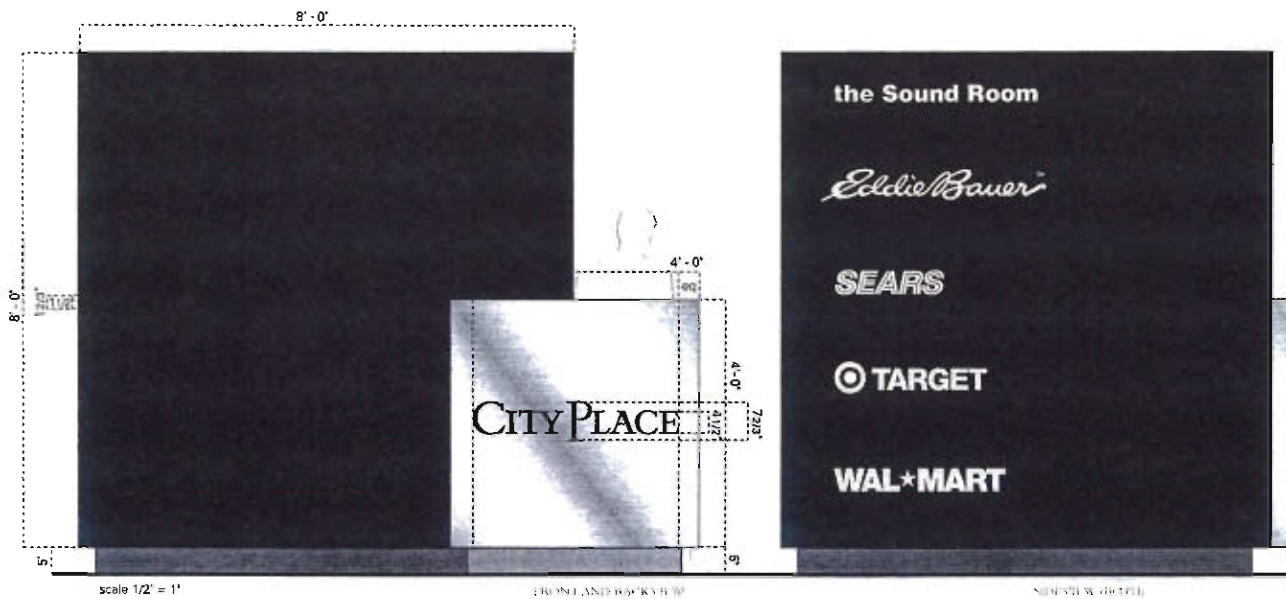
**SIGN TYPE F
NEW RETAIL MONUMENT**
Eventually will be replaced Sign Type F
(see previous page of this document)

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

DESCRIPTION

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

PLAN VIEW



tenant names →

← tenant names

© 2000 The Retail Group

BACK VIEW
(PARALLEL TO SIDE)

← Logotype on 3 sides

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

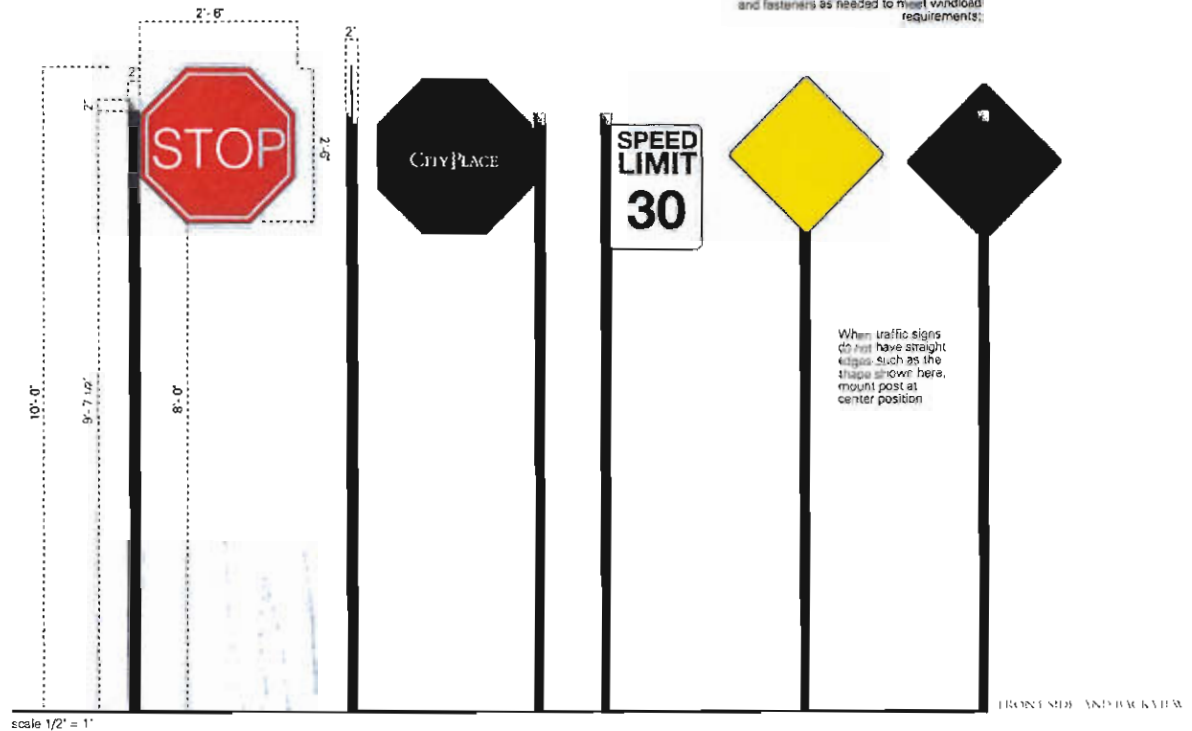


SIGNTYPE GG
TRAFFIC REGULATORY
Eventually will replace all existing Traffic Regulatory

PLAN VIEW

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

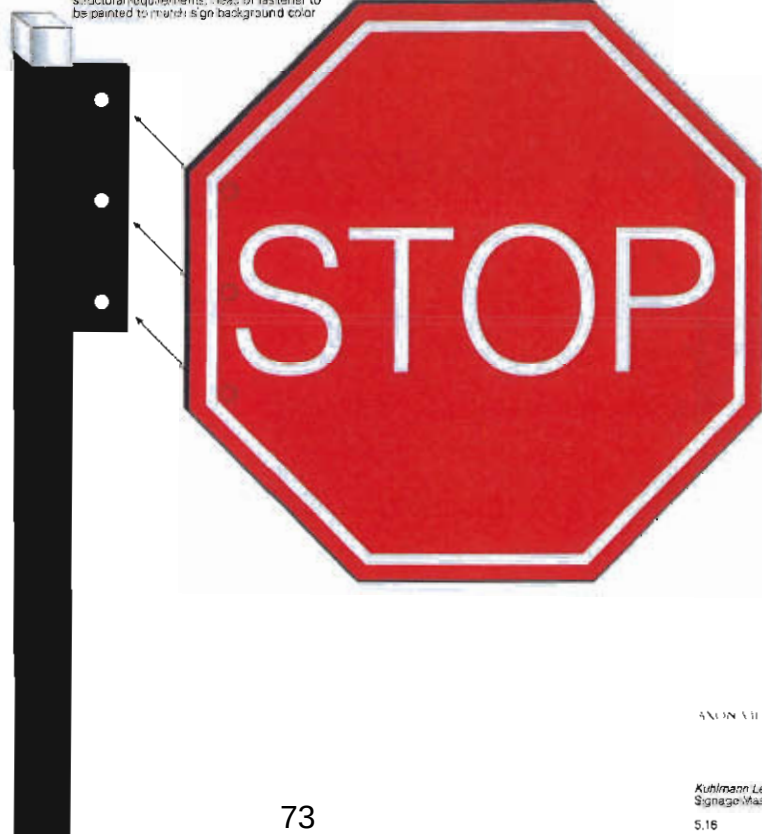
DESCRIPTION



scale 1/2" = 1'

FRONT VIEW AND BACK VIEW

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



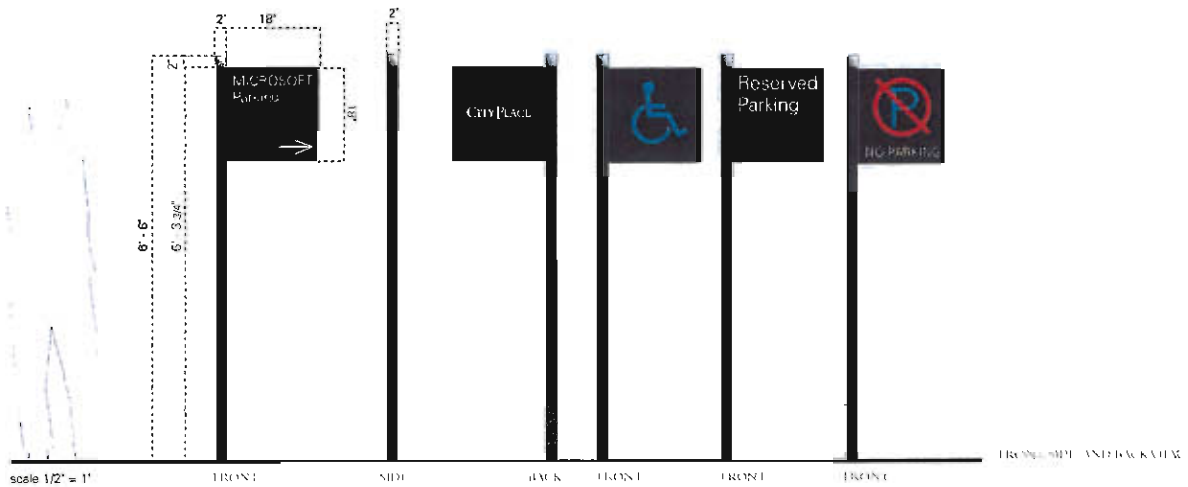
FRONT VIEW

SIGN TYPE
PARKING REGULATORY
Eventually will replace all Parking Regulatory

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

DESCRIPTION

PLAN VIEW



Par

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

ANYONE

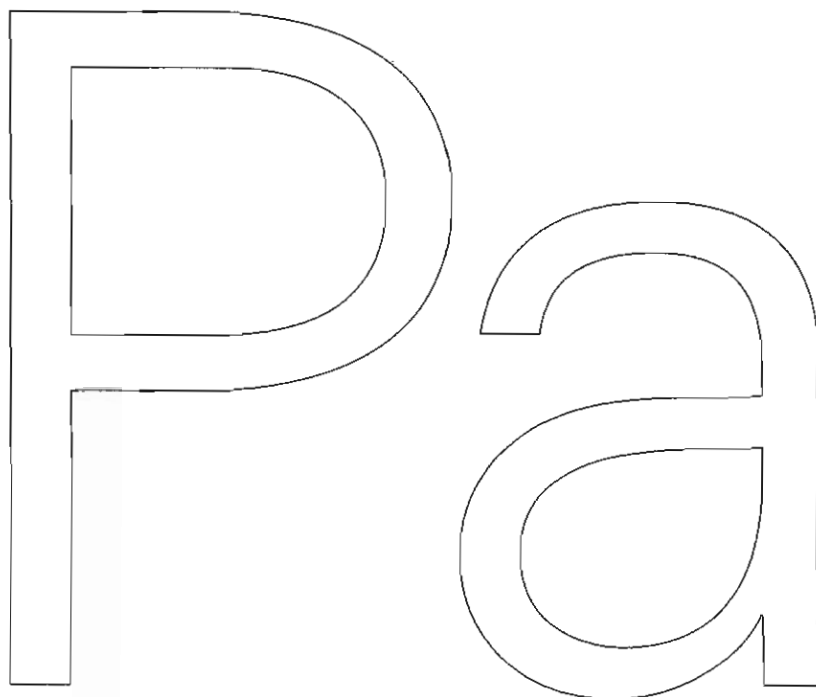


Plaque signs to be 18" x 36" x 36"
aluminum panels painted black; letters/arrows
to be computer cut adhesive backed vinyl,
colors - white, red, green as shown; plaque
signs mount to exterior of parking facility
above the ingress/egress on fascia; said
mount plaques to garage wall fascia; sign
fabricator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



scale 1/2" = 1'

FRONT VIEW



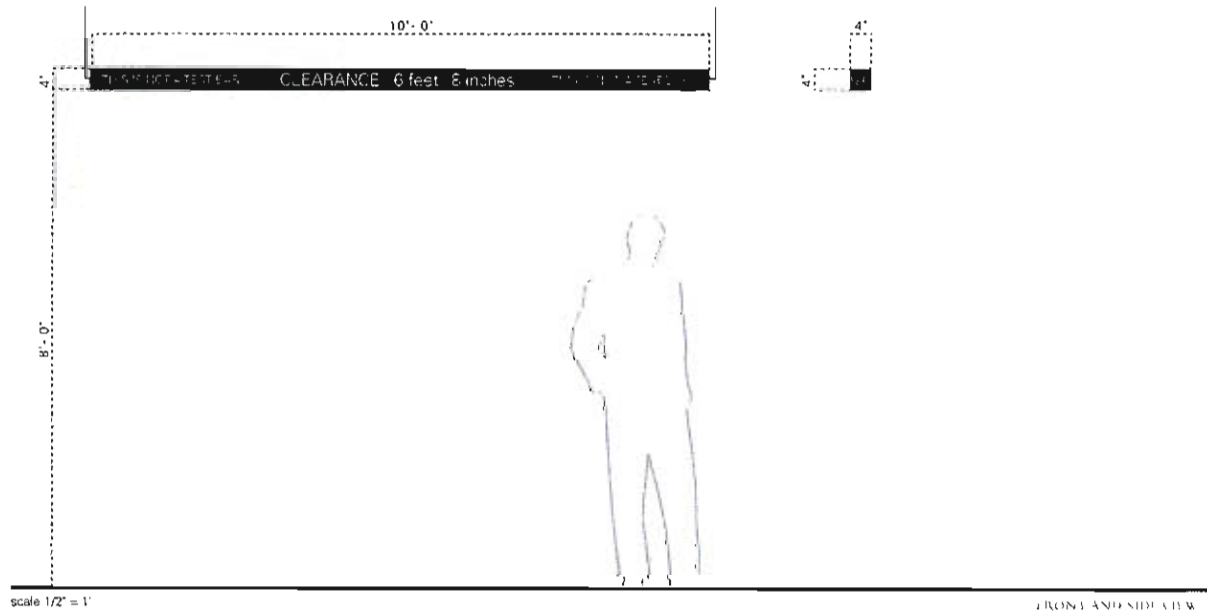
ALUMINUM SIGN

SIGN TYPE
PARKING FACILITY HEIGHT CLEARANCE

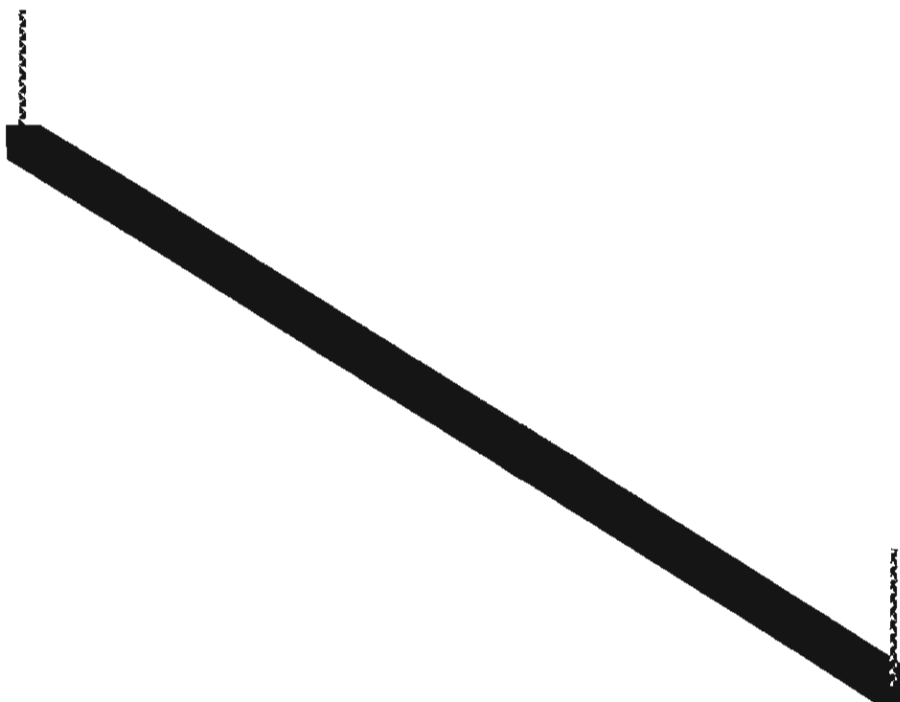
Sign consists of 4" square PVC tube 10' in length; tube to have endcaps; tube to be painted black; tube mounts horizontally to garage entry soffit with black PVC coated chain and appropriate mounting/hanging hardware for weight and length of tube and soffit conditions; letters to be computer cut adhesive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

THANKS TO P. 10.156

PLAN VIEW



FRONT AND SIDE VIEW



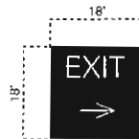
ANCON VIEW

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

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



FIGURE 2-1



scale 1/2" = 1'

FIGURE 2-1

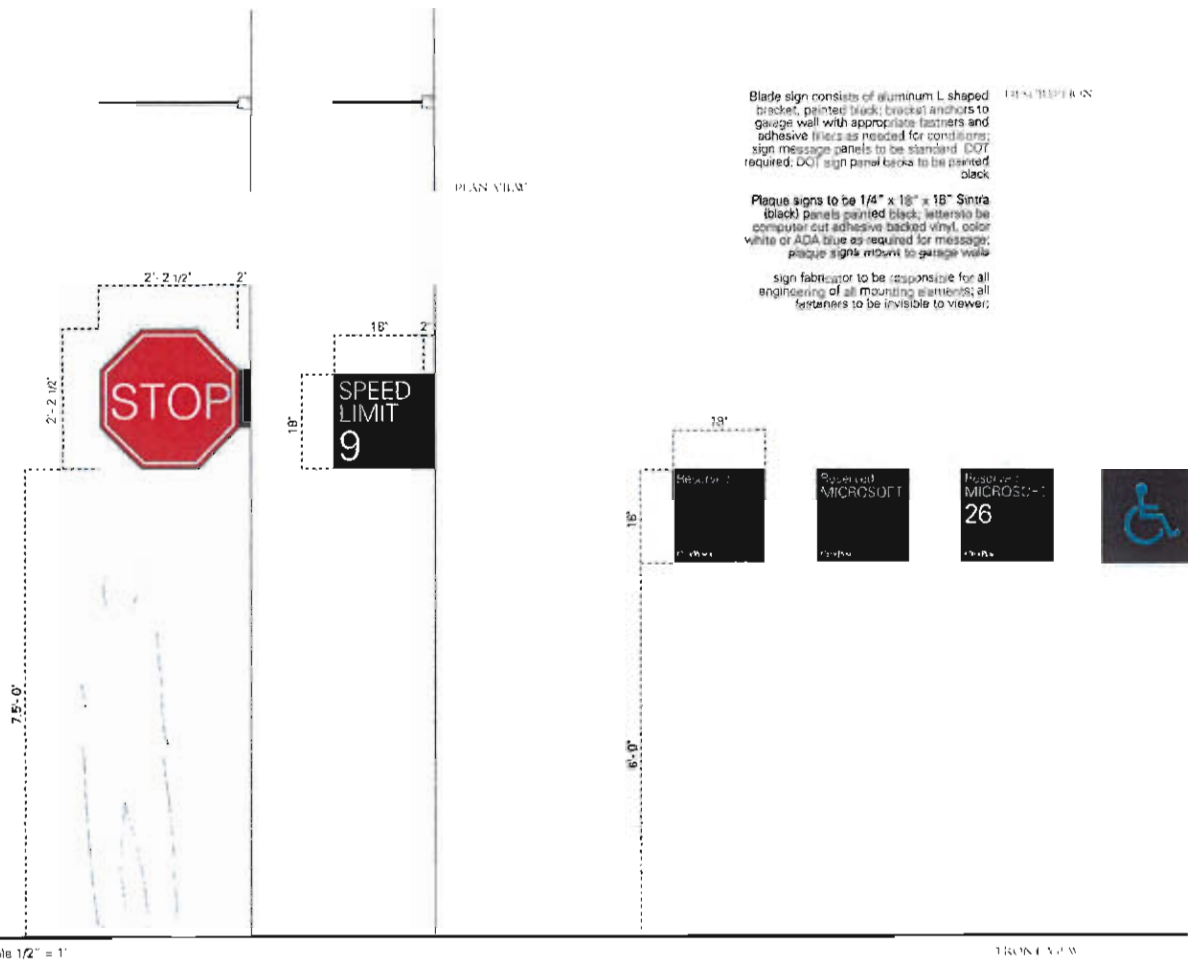


CITYPLACE

FIGURE 2-1

Rohmann Leavitt Inc.
Signage Master Plan, June 2002
5.20

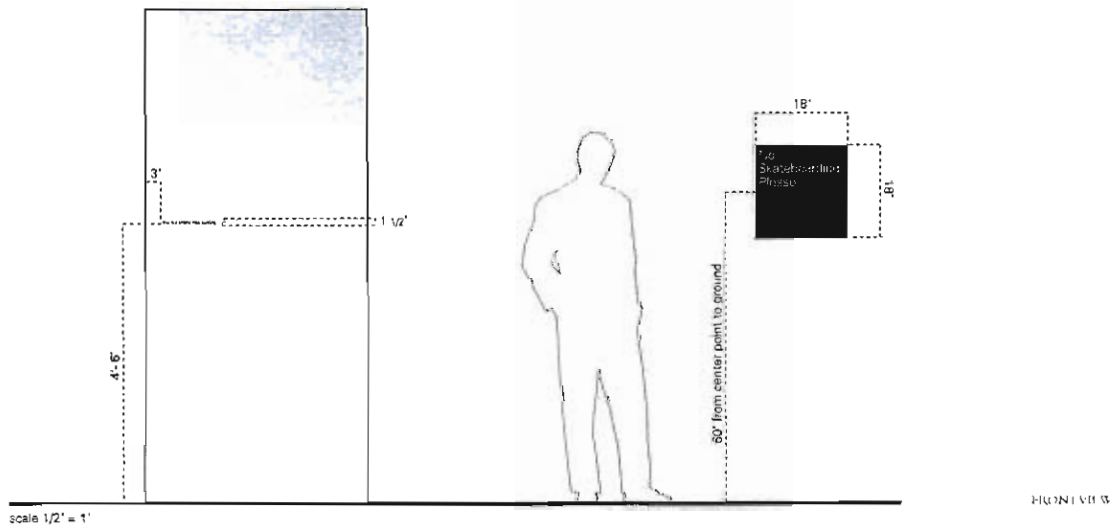
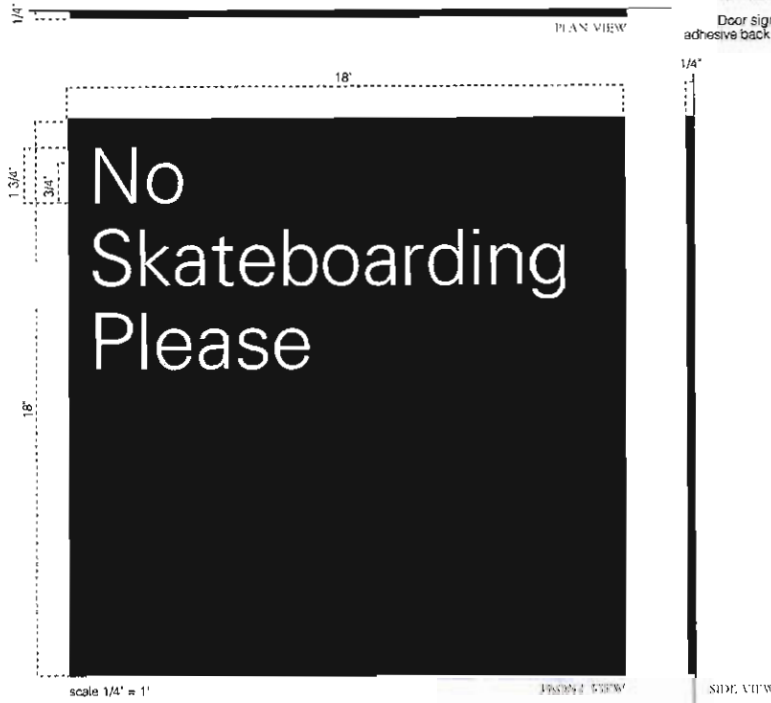
SIGN FIVE
PARKING FACILITY REGULATORY
Eventually will replace all Parking Facility signs



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

DESCRIPTION

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



This is a smoke free

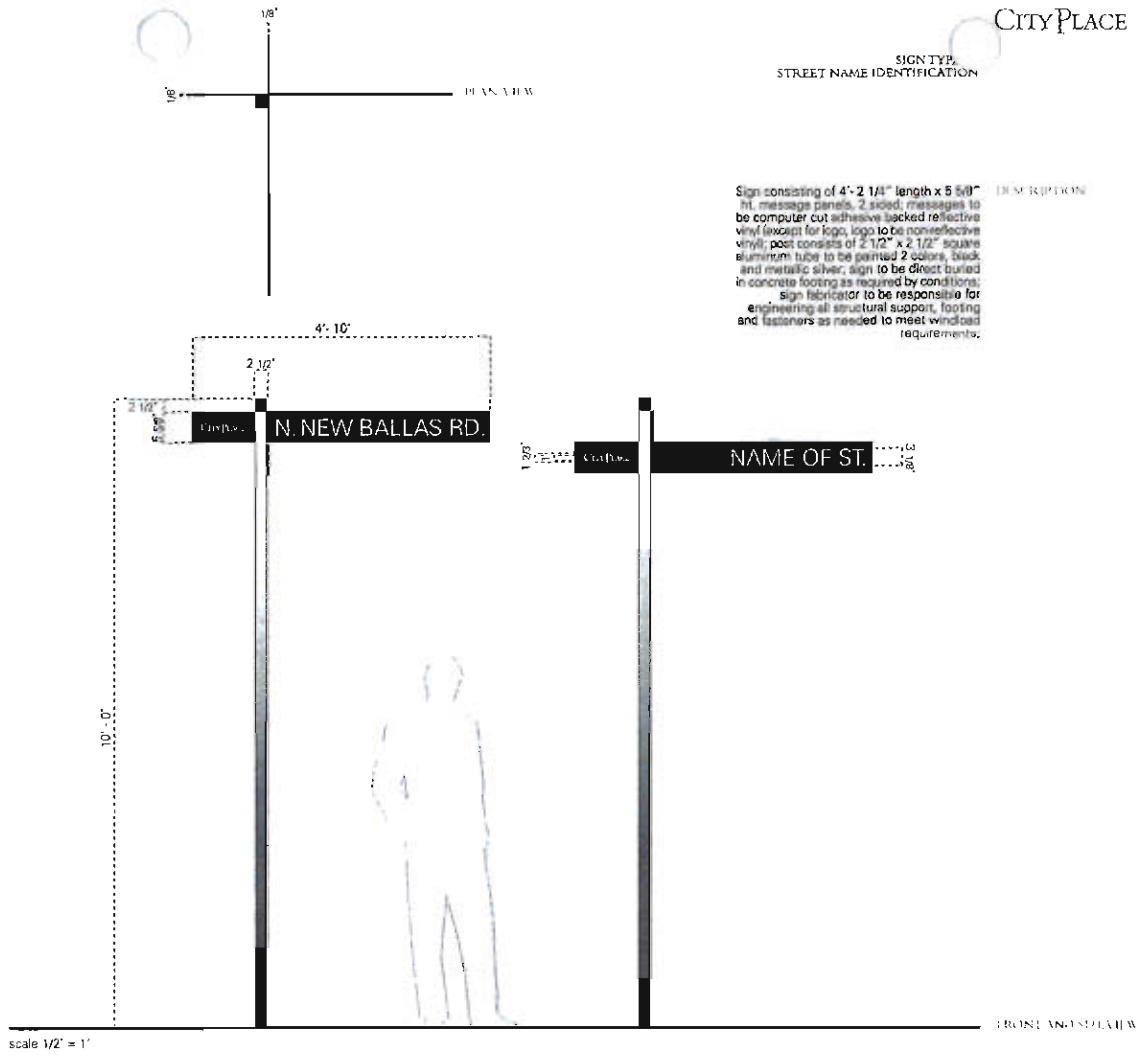
ACTUAL SIZE OF TYPE



SIGN TYPE
STREET NAME IDENTIFICATION

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

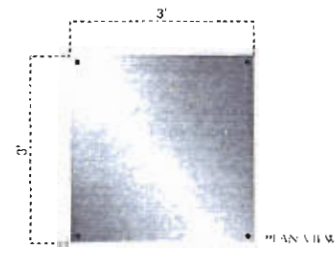
DESCRIPTION





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

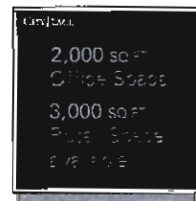
DESCRIPTION



PLAN VIEW

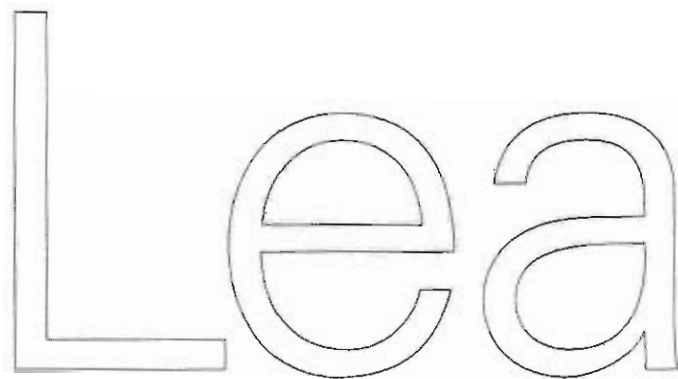


FRONT AND BACK VIEW

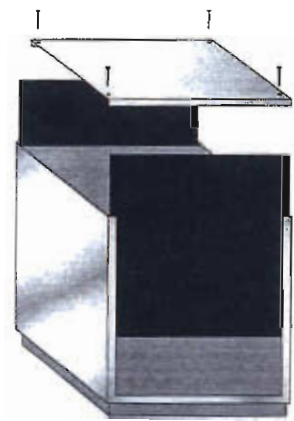
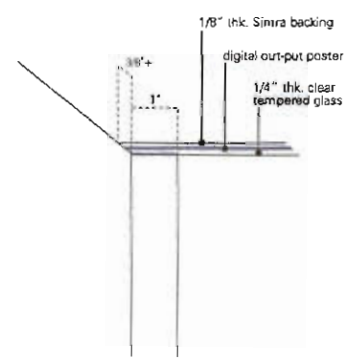


SIDE VIEW (RIGHT)

scale 1/2" = 1'

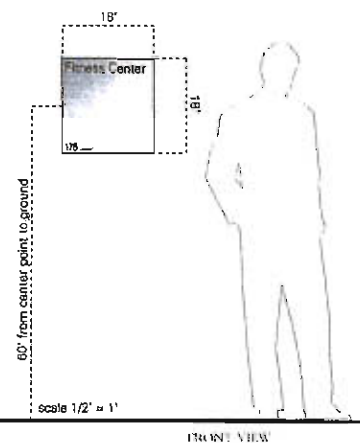
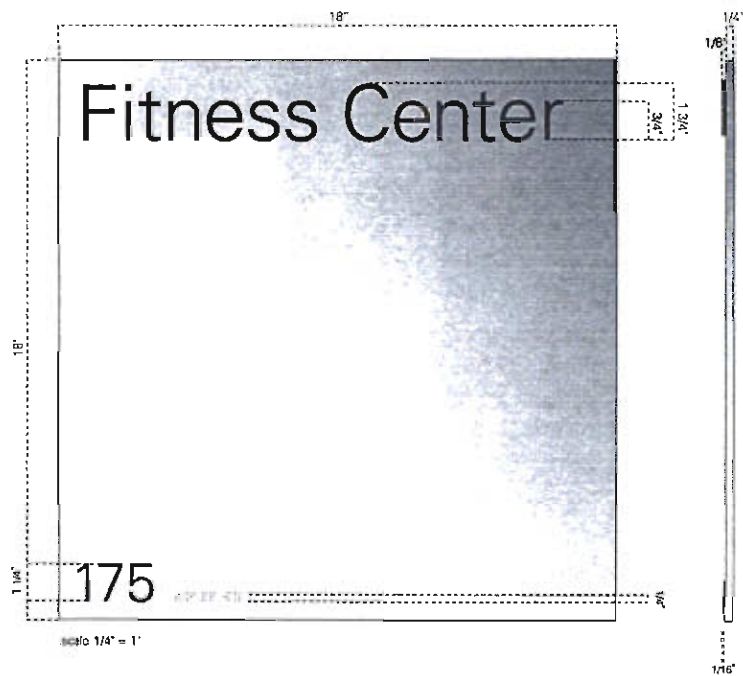


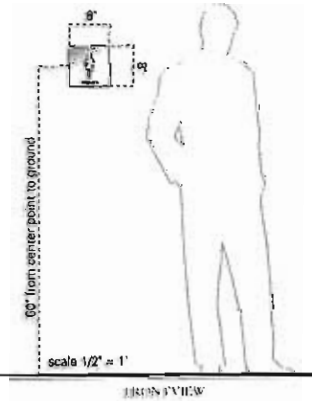
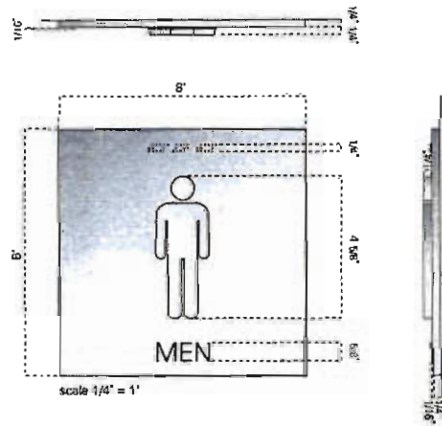
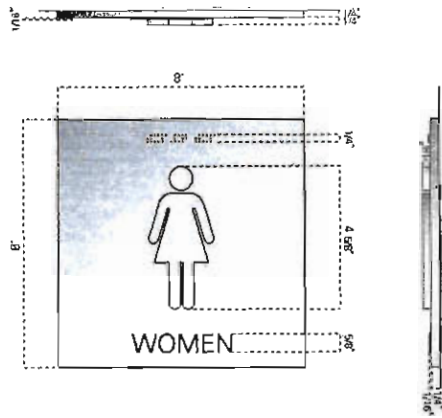
ACTUAL SIZE OF LOGO

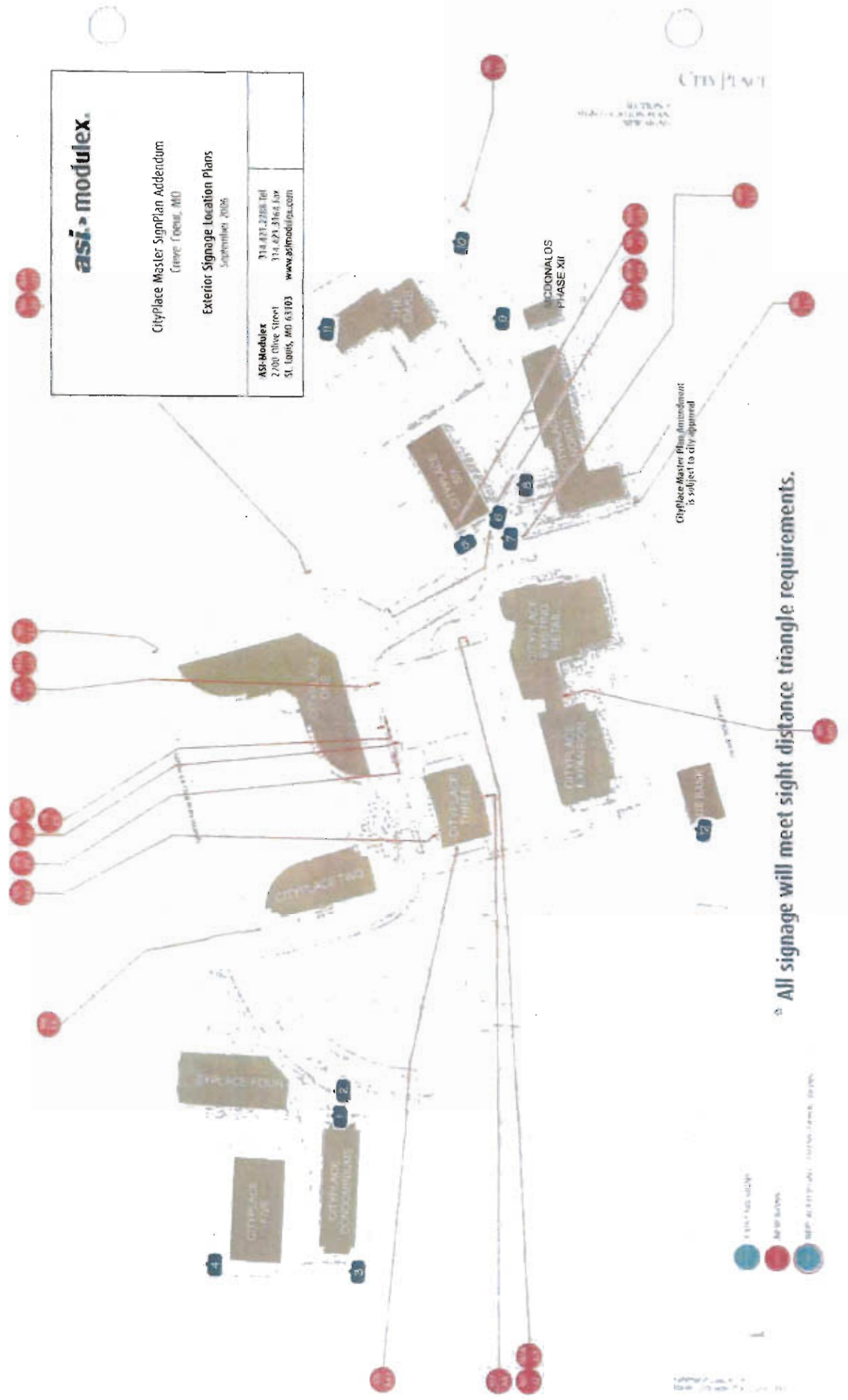


AXON VIEW

DESCRIPTION





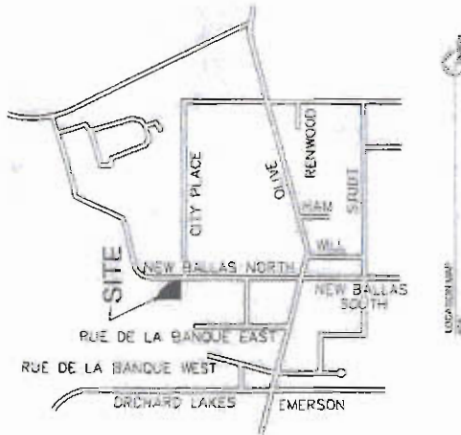


PROJECT TEAM

DEVELOPER:	FOUNTAIN CONSULTANT:	ARCHITECT:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:
THE KORMAN GROUP 1000 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	ARCHITECTURAL 1000 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	ARCHITECT 1000 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	CIVIL ENGINEER 1000 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000	STRUCTURAL ENGINEER 1000 CITY PLACE, SUITE 1000 CREEVE COEUR, MISSOURI 63105 TEL: (314) 421-1000

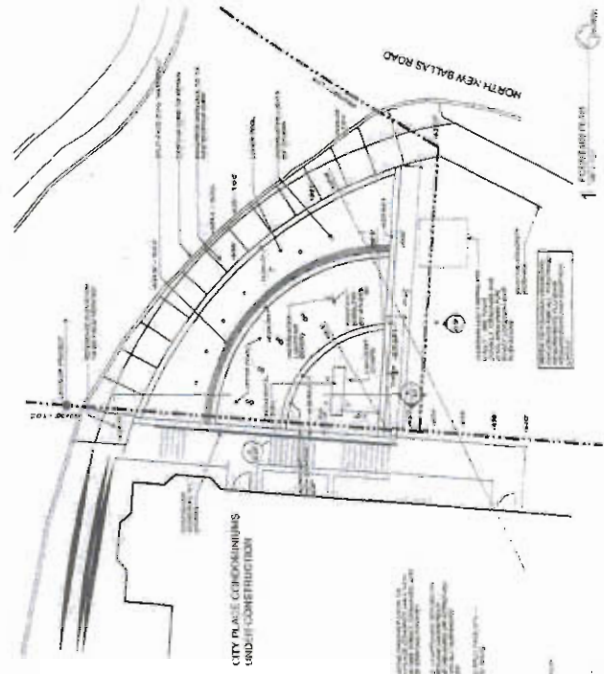


ARCHITECTURAL RENDERING (LOOKING SOUTH) OF NORTH NEW BALLAS RIVER AND CONDOMINIUMS (UNDER CONSTRUCTION)



LOCATION MAP

1. The City Place Condominiums is a 10-story, 100-unit residential building located at the intersection of Rue de la Banque West and Rue de la Banque East in Creve Coeur, Missouri. The building is designed to provide a high-quality living environment for its residents.
2. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
3. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
4. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
5. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
6. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
7. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
8. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
9. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.
10. The building is designed to provide a high-quality living environment for its residents. The building is designed to provide a high-quality living environment for its residents.



11



Complete Sign & Lighting

PIROSSIGNS
INCORPORATED

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

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

CONTACT PH
DESIGNED BY S WYNN
DATE 19OCT01

JULIE PANAGIOTIS
PREPARED BY BRAND

SCALE NOTED
PAGES 2 OF 2
REVISION 23OCT08

SMURFIT
NOTED
2 OF 2

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

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42'-5.5"

SMURFIT-STONE

Channel Letter Wall Sign

SCALE: 1/4"=1'

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

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

OPTION 2:
WHITE FACES / NO VINYL DECORATION.

TRIM CAP IS METALLIC SILVER.
RETURNS ARE METALLIC SILVER.

TRANSFORMERS WILL BE MOUNTED INSIDE LETTERS.

SIGN WILL BE UL LISTED.

Complete Sign & Lighting

PIROSSIGNS
INCORPORATED

1000 W. 10th St.
Bismarck, ND 58101
PH: 701-755-4200
FAX: 701-755-4200
WWW.PIROSSIGNS.COM
CRAFTED IN THE USA

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

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

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

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OR THROUGH PURCHASE.

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

Proposed Smurfit Stone Signage - Sign Type 5



Proposed CityPlace 6 Signage - Sign Type 6

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

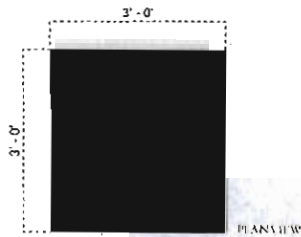
- Sign Type 6**
Building ID Letters
- Fabricated Letters
 - non-illuminated
 - signage area not to exceed 300 sq.ft.

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

Design, drawing, presentation, or anything in substance of the proposal will remain the property of ASI Modules whether the project for which they were made is executed or not. They are not to be used by the client or any other company on this or other projects except by agreement with ASI Modules.

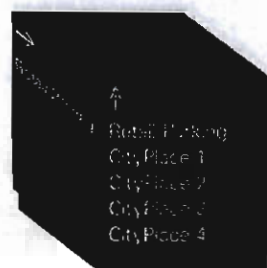
SIGN TYPE EE
NEW SITE DIRECTIONAL
Eventually will replace all Sign Type E directional

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



City

ACTUAL SIZE OF TYPE



AXON VIEW

Sign Type 3 Primary Site Directional

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



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

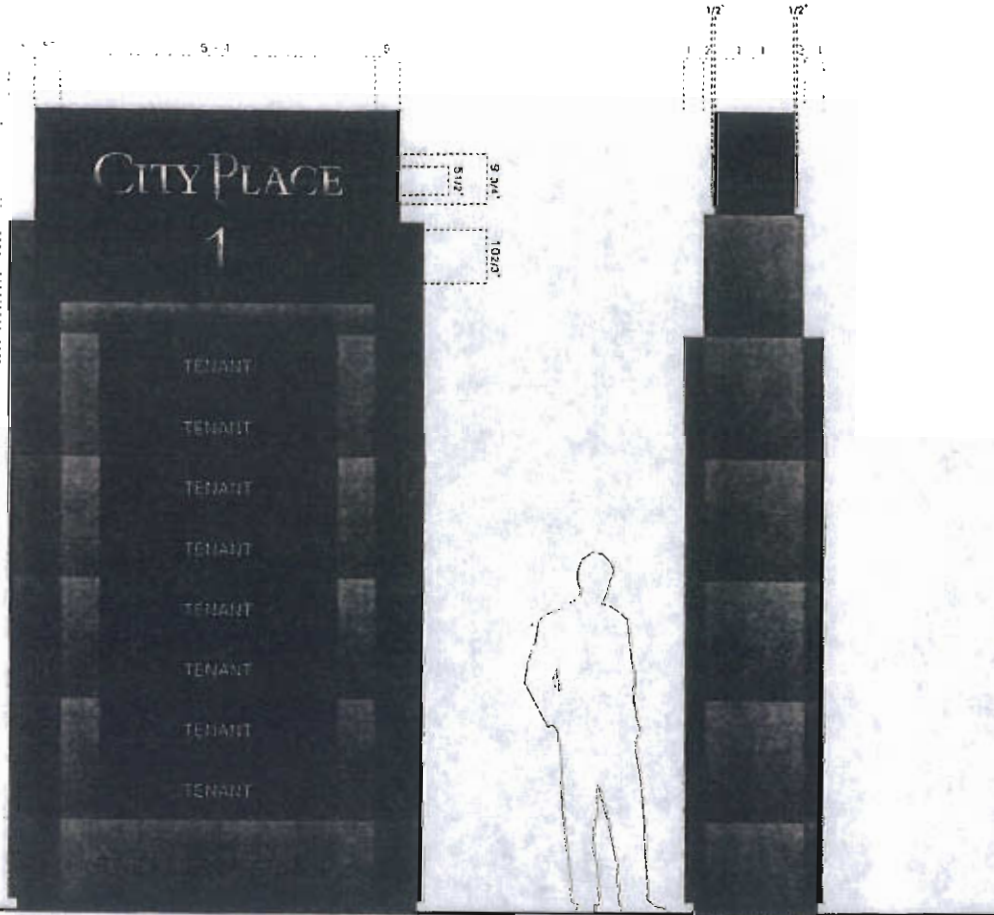
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SIGN TYPE F #166 and #74
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type FF2
(see following page of this document)



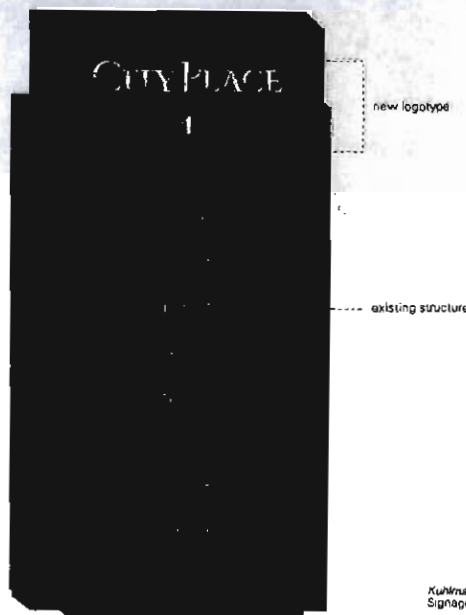
Existing building monument signs, remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9 3/4" ht, numerals to be 1/2" thick x 10 2/3" ht, stainless steel, #4 brushed finish, stud mount logotype and numeral flush to monument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

DESCRIPTION



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

SIDE VIEW PROFILE



Brad Sandler | Consultant

brad.sandler@asimodules.com 314-437-2333 x1
2700 Willow Street 314-421-3164 ext
Sunnyvale, MD 21158 www.asimodules.com

Sign Type 2 Secondary Site ID

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

Client: The Koman Group

Project: CityPlace 6

Date: 9/25/06

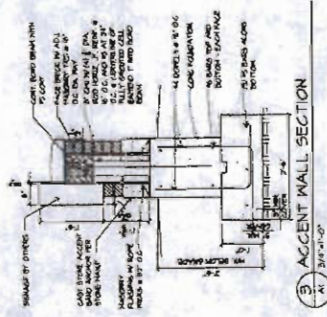
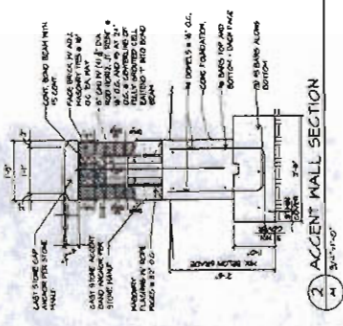
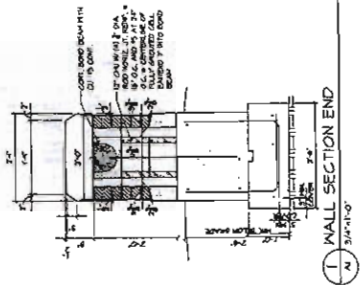
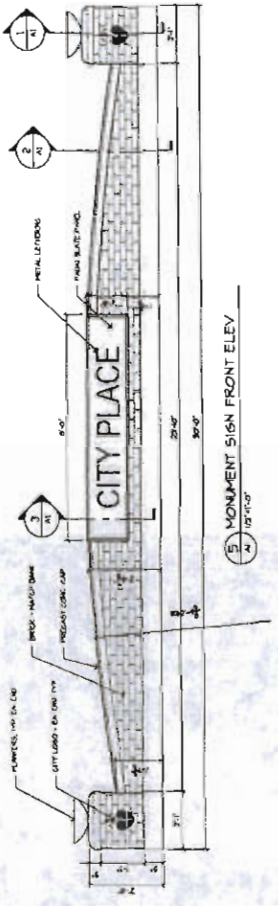
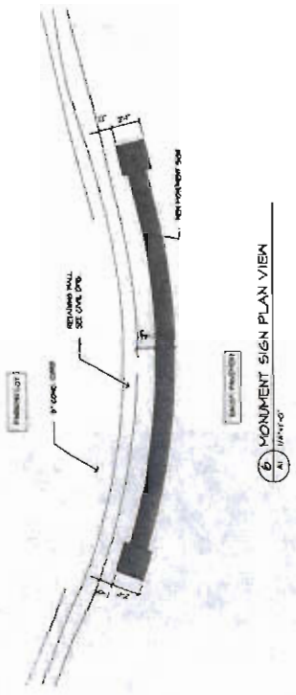
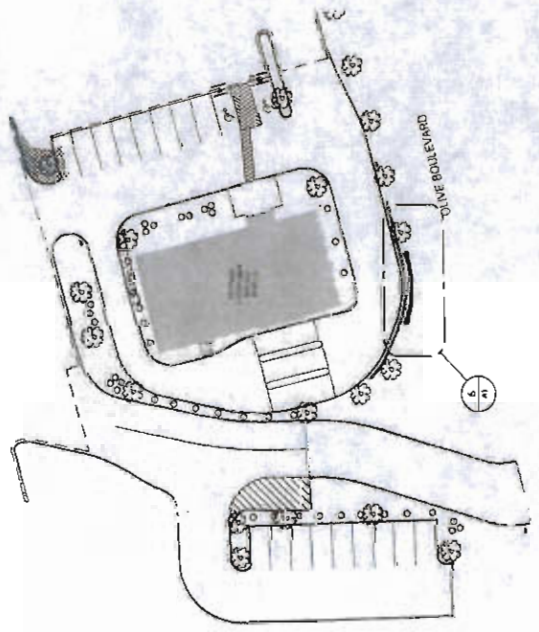
Reviewed:

Tracie

Designed by: mjc

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Monument Sign

SCALE 1"=1'

DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT

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

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

PROPOSED BRICK BASE BY OTHERS.

SIGN BOLTED TO BASE BY FOUR STUDS SET IN BASE.

FOOTING PER ENGINEER SPECS.

SIGN IS U.L. LISTED.

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

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

DESIGNER: JOE PHILLIPS
 DATE: 3-04-04

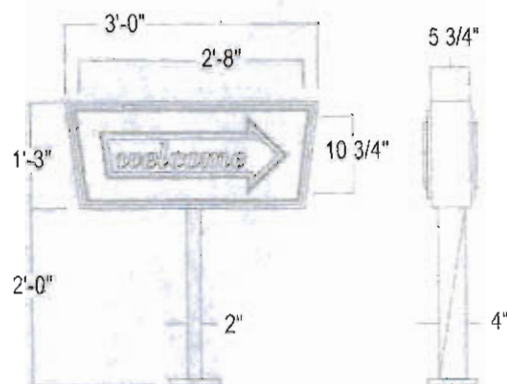
DATE: 3-04-04

MCDONALD'S
 11"=1'

THIS DOCUMENT IS UNAPPROVED
 FOR ANY OTHER PROJECTS. ANY
 REUSE OF THIS DOCUMENT WITHOUT
 PERMISSION OF PIROS SIGNS IS
 PROHIBITED.

CUSTOMER APPROVAL:
 LANDLORD APPROVAL:
 DATE:





SPECIFICATIONS:

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

• Custom copy also available



90-5 DIRECTIONAL SIGN

ImagePoint

CityPlace Master Plan Addendum

Exterior Signage Message Schedule

asi - modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

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

PRINTED Nov 2, 2006

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

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

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

PRINTED Nov 2, 2006

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

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

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

PRINTED Nov 2, 2006

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

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

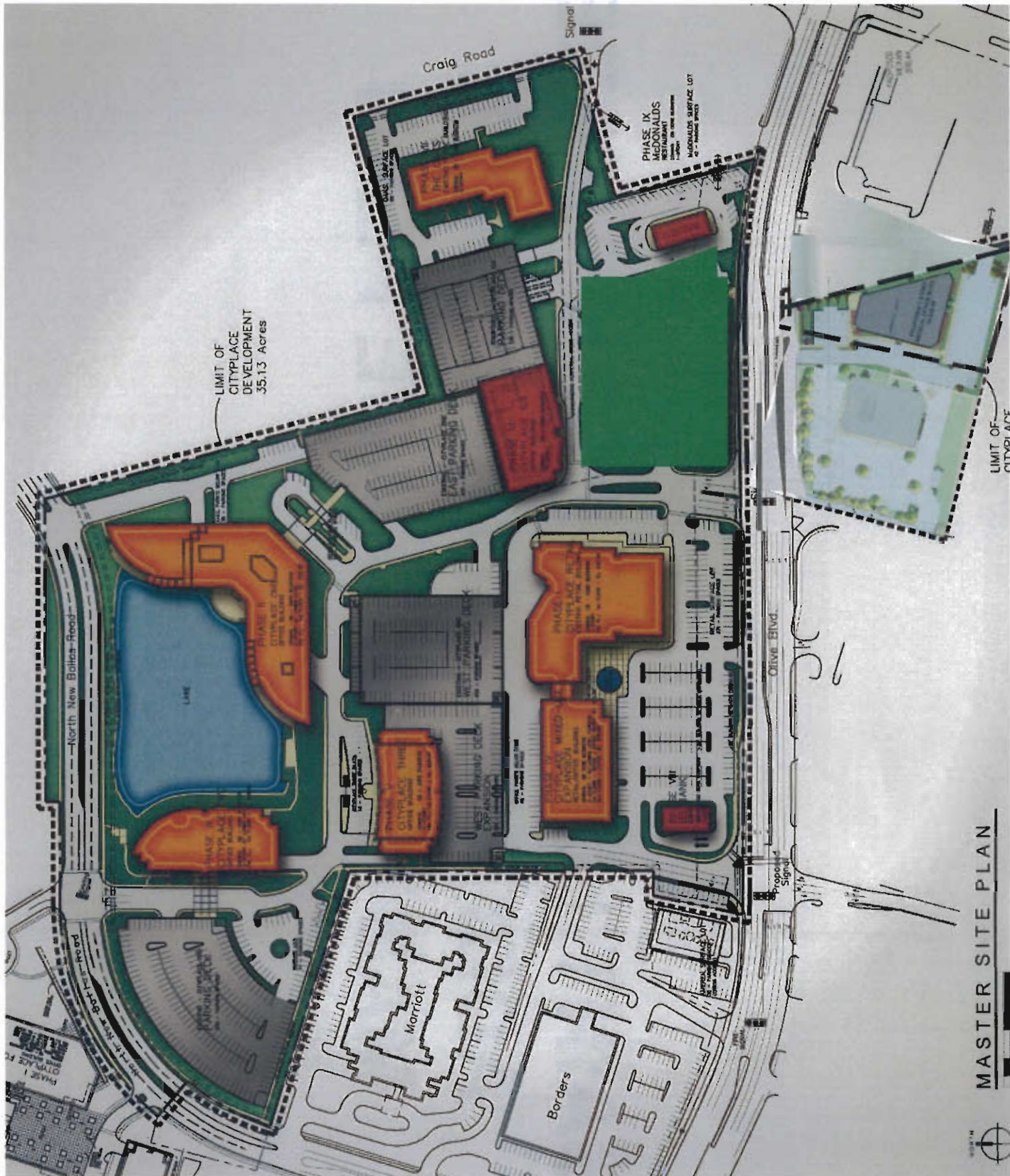
314-421-2288 Tel
314-421-3164 Fax
www.asimodulex.com

PRINTED Nov 2, 2006

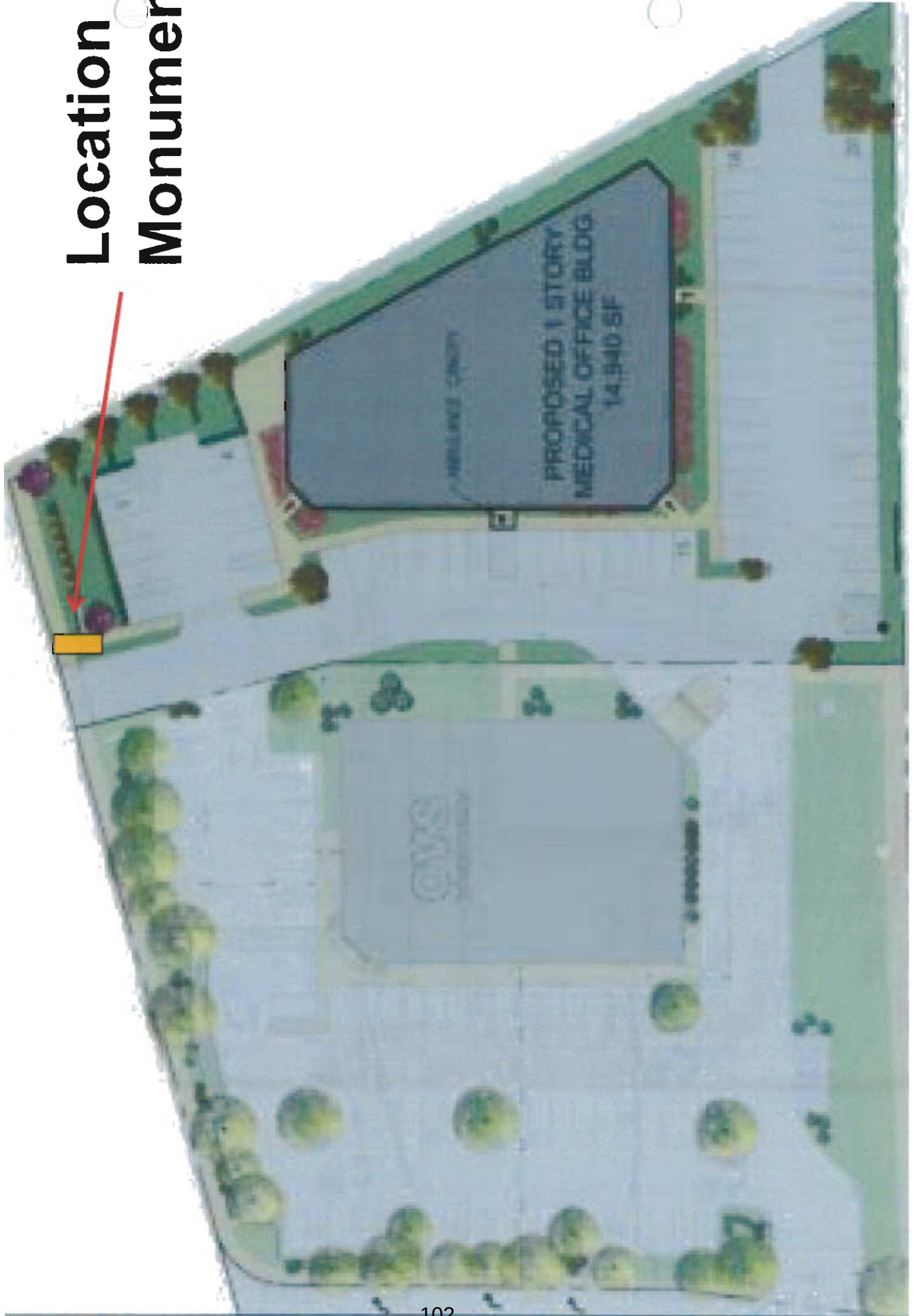
PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			12	2	US Bank		Secondary Site Directional & Campus ID Internally Illuminated Materials to match building's brick exterior(granite wil not be used)
			13		Building signage for US Bank, CityPlace North, and CityPlace 7 will follow Section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

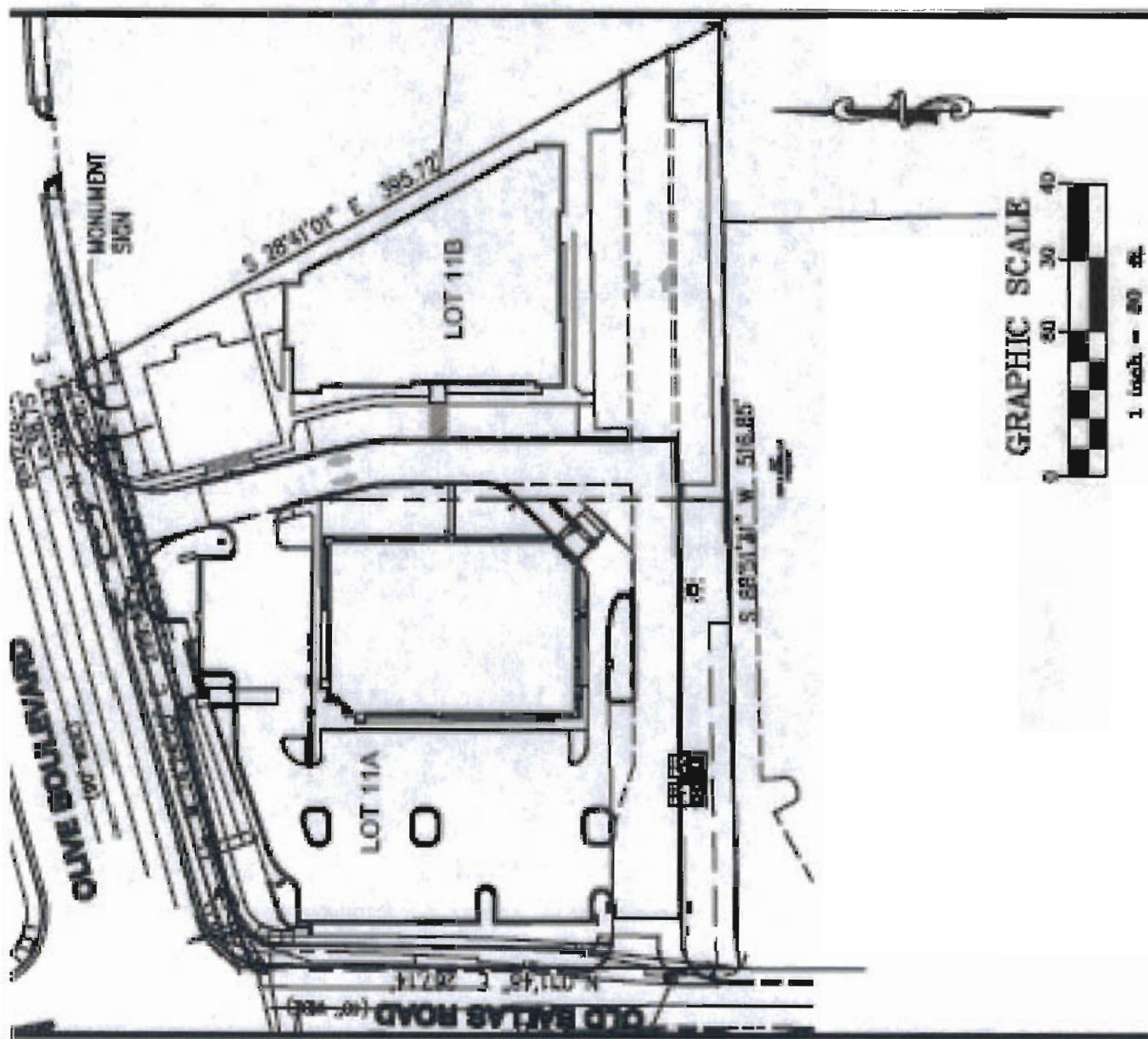
SAINT LUKE'S URGENT CARE ADDITION TO CITYPLACE MASTER SIGNAGE PLAN

CITYPLACE MASTER SITE PLAN



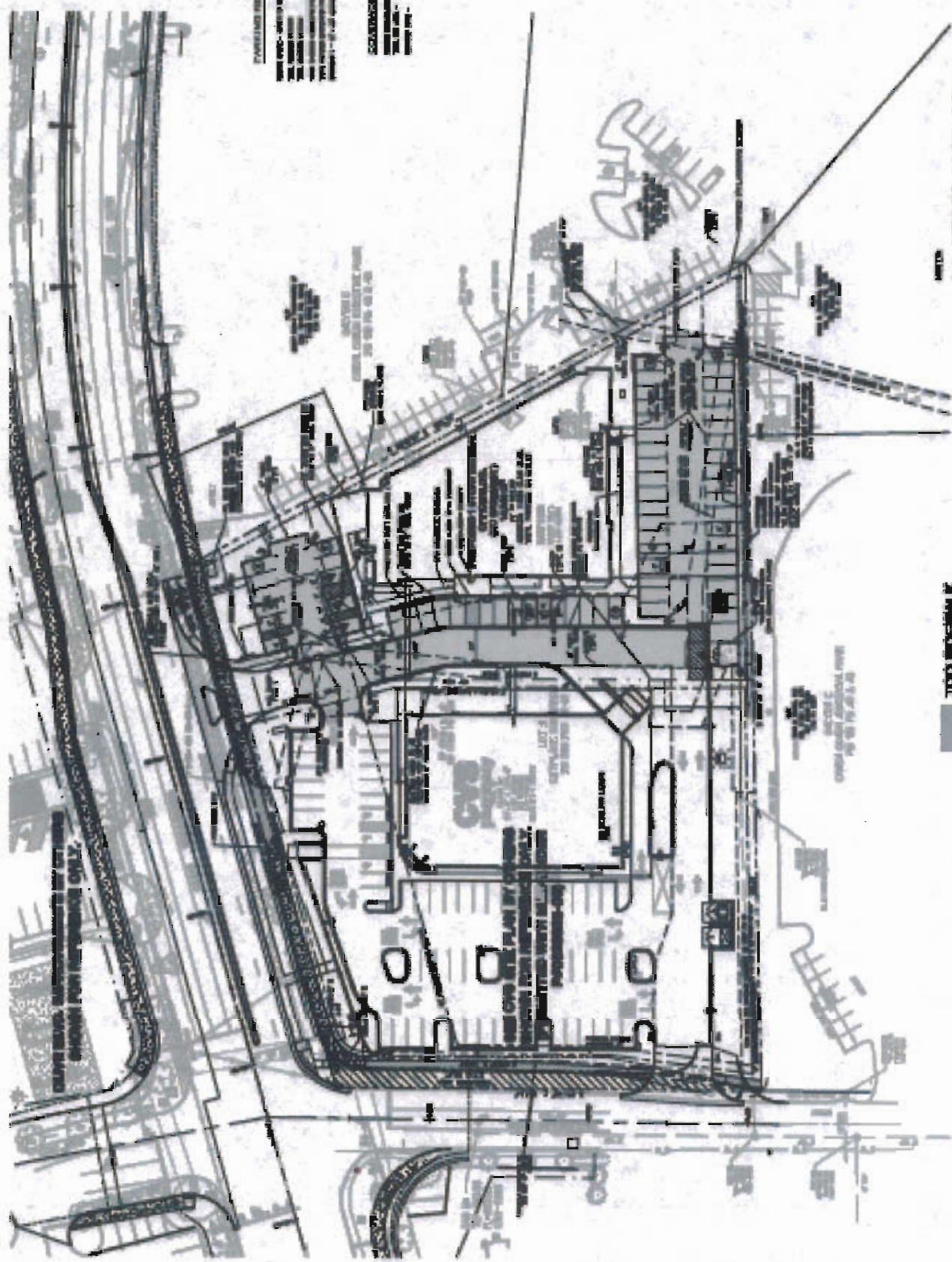
Location of
Monument





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

SIGN LOCATION



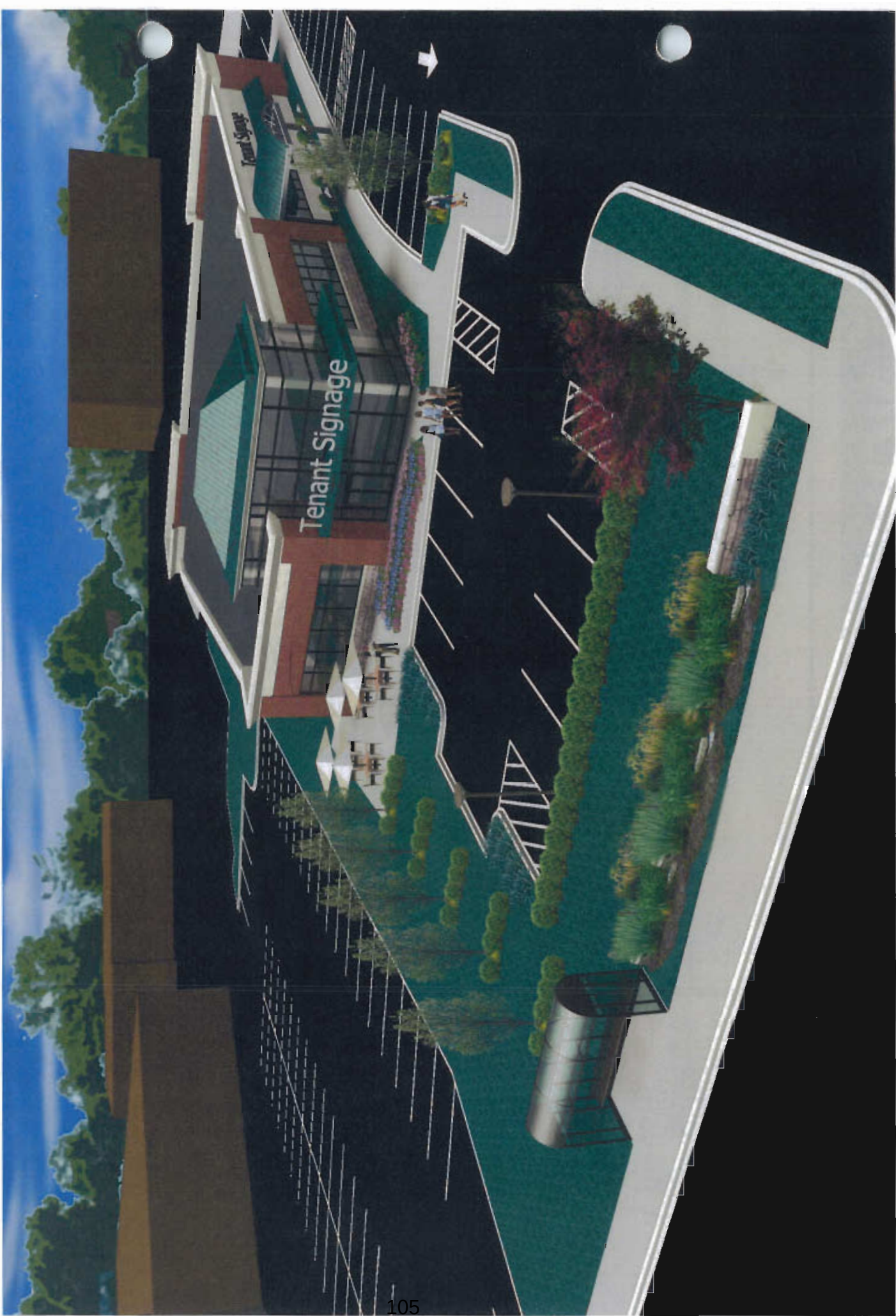
- EXISTING AREAS**
- EXISTING BUILDING
 - EXISTING DRIVE
 - EXISTING PARKING
 - EXISTING LANDSCAPE
 - EXISTING UTILITIES
- PROPOSED AREAS**
- PROPOSED BUILDING
 - PROPOSED DRIVE
 - PROPOSED PARKING
 - PROPOSED LANDSCAPE
 - PROPOSED UTILITIES

NOTES

1. ALL SIGNS INCLUDING A SIGNATURE SHALL BE 3" X 18" EXCEPT WHERE SHOWN OTHERWISE.
2. A 1/4" SCALE SHALL BE USED FOR ALL SIGNS.
3. A 1/4" SCALE SHALL BE USED FOR ALL SIGNS.

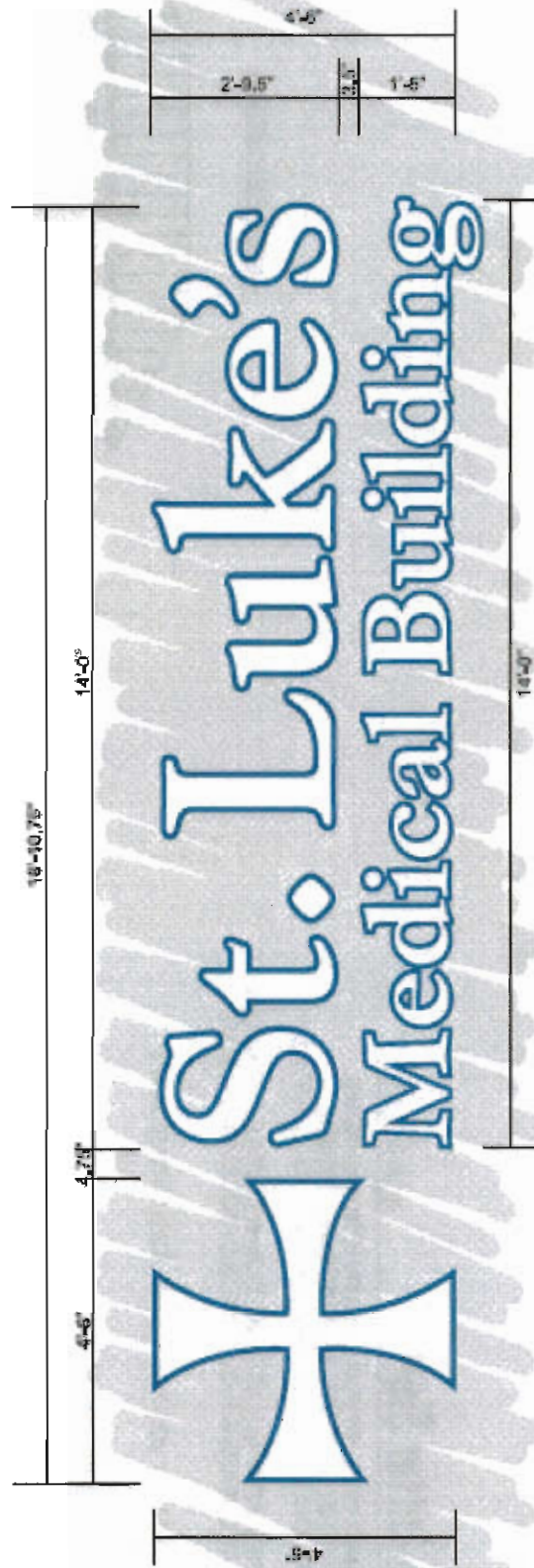
TOO SMALL
PROPOSED ASPHALT PAVEMENT

P & Z KENDLERING









Channel Letter Sign

SCALE: 1/2"=1'

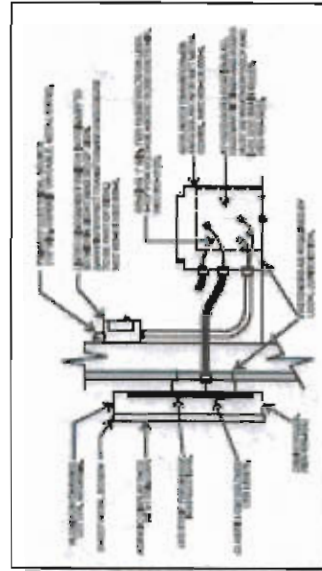
ONE SET STANDARD ALUM. CONSTRUCTION INDIVIDUALLY FORMED LED ILLUMINATED FLUSH MOUNT CHANNEL LETTERS.

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

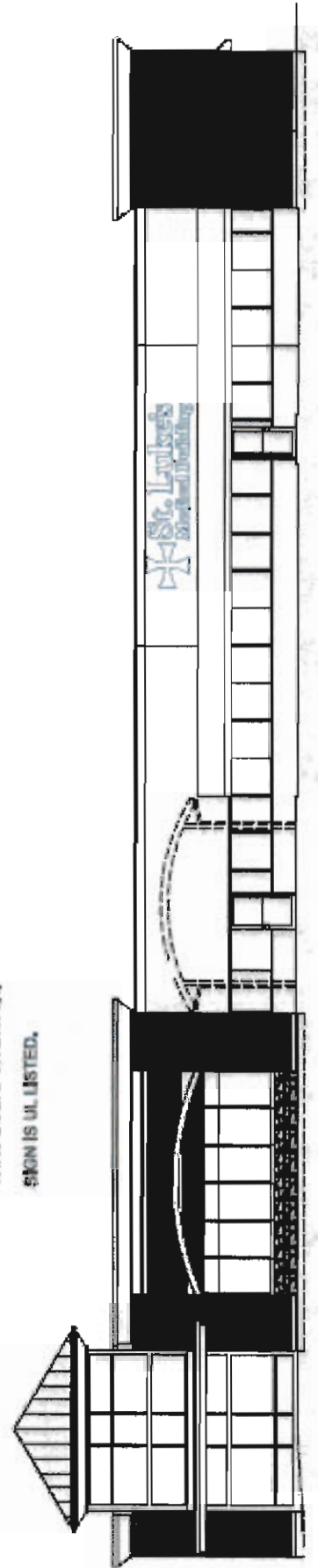
ILLUMINATION BY LOW VOLTAGE WHITE LED'S WITH REMOTE TRANSFORMERS.

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

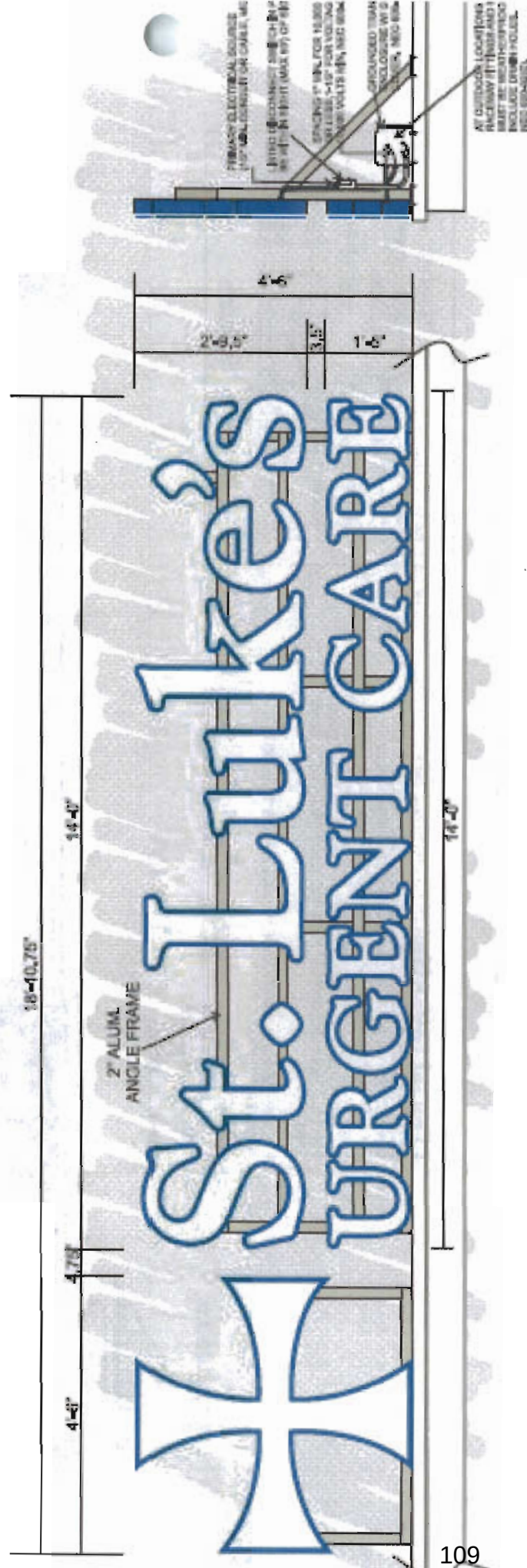
SIGN IS UL LISTED.



WEST ELEVATION



INFORMATION ELEVATION



Channel Letter Sign

SCALE: 1/2"=1'

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

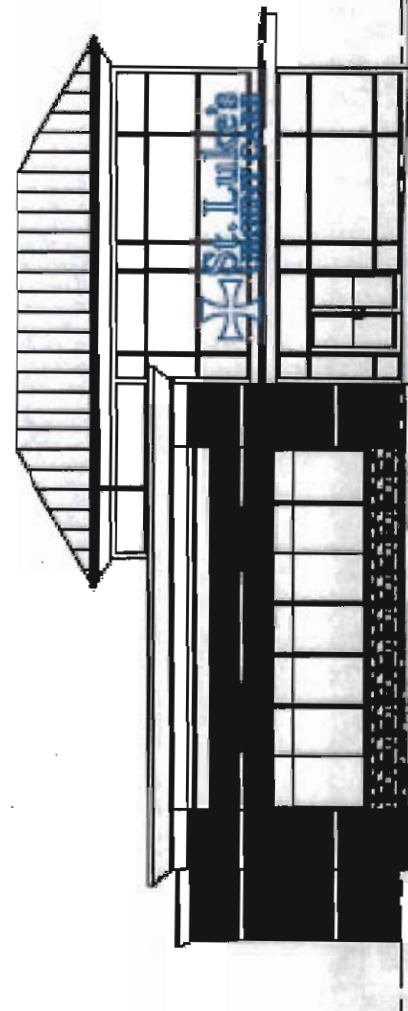
ALL FACES ARE .187" WHITE ACRYLIC W/ 288C BLUE TRANSLUCENT VINYL OVERLAY CREATING 1" OUTLINE. ALL FACES HAVE 1" BLUE TRIM CAP.

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

INSIDE OF LETTERS PAINTED WHITE.

ALL RETURNS OF LETTERS PAINTED TO MATCH PMS 288C.

SIZE IS UNLISTED.









city of CREVE COEUR

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

www.creve-coeur.org

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

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

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

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

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

Key Issues:

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

Comp. Plan References

- Central Business District
- Design Guidelines

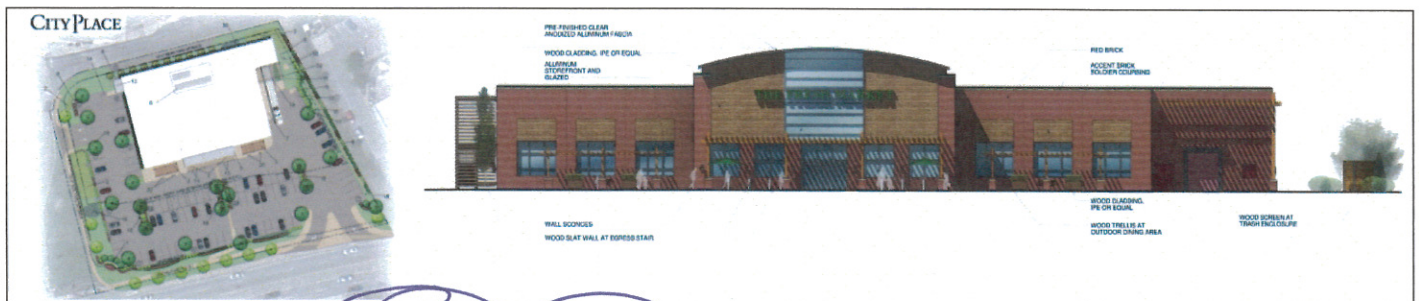
Zoning Code References

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

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

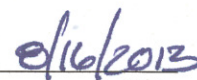
**PROPERTY
OWNER:**

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



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director


Date

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

BACKGROUND AND ZONING REQUEST

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

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

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

Approval of this project requires:

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

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

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

COMPREHENSIVE PLAN REVIEW

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

Overall Goals and Strategies

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

Community Health and Connectivity

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

Community Image and Identity

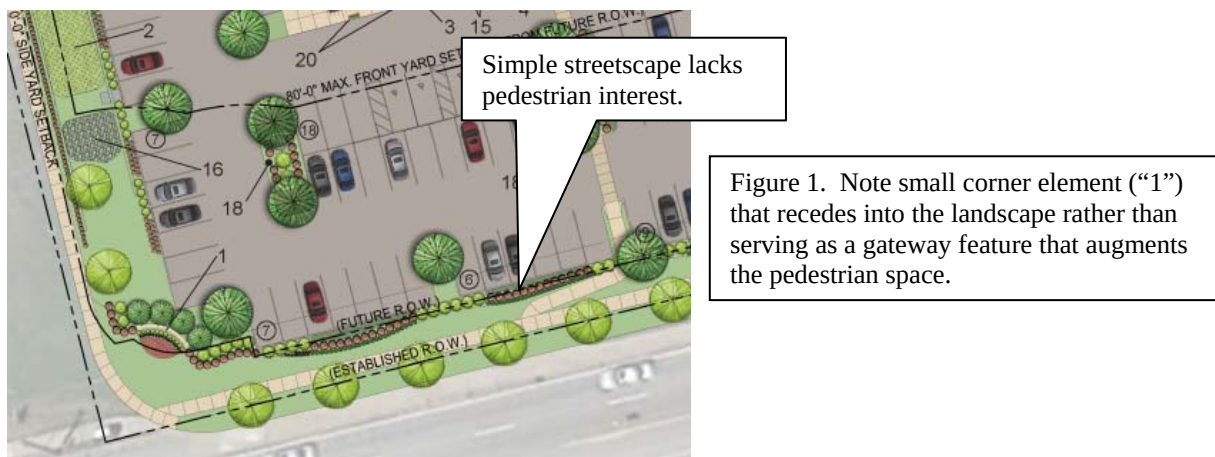
1. Improve the quality of commercial development by strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns. (p.23)
3. Develop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

Transportation and Movement

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

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

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



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

Central Business District

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

Vision

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

Residential Preservation and Economic Development

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

Community Health and Connectivity

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

Key Property Recommendations; Central Business District 3

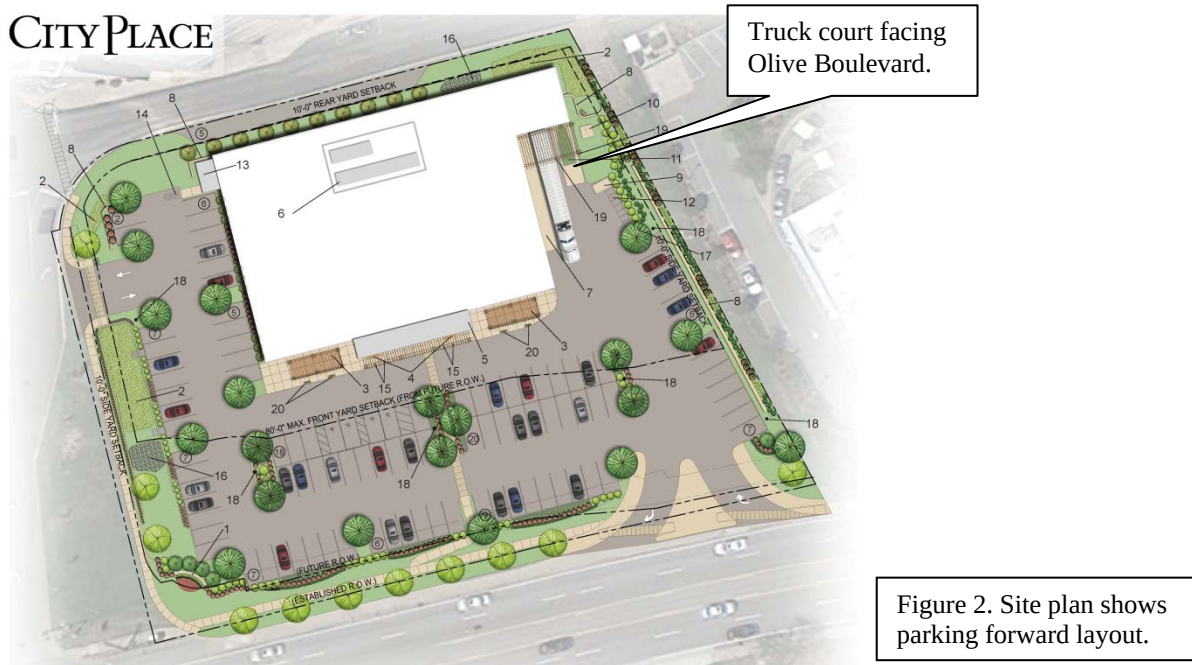
...Redevelopment of the area east of CityPlace Drive and west of Craig Road is likely and should be encouraged. Such redevelopment should require lot consolidations, fewer curbcuts onto Olive, more right in/right out movements, and the construction of an additional vehicular and pedestrian connection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

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

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

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

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



PEDESTRIAN PLAN REVIEW

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

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

DESIGN GUIDELINES REVIEW

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

Site Layout

Physical Features and Site Relationships

The following guidelines are important to this proposal:

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

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

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

Streetscape/Pedestrian Orientation

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

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

Pedestrian and Vehicular Circulation

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

2. Pedestrian access routes should be buffered from the street, vehicular traffic and parking areas. The use of greenspace and landscaping is a recommended buffering element. Pedestrian amenities such as benches, pergolas, gazebos and water features along pedestrian access routes are strongly encouraged however, they should not conflict with visibility of or access to storefronts.
3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting from the design of the building and adjacent properties. Direct access from the street and from parking areas to the principal structure should be provided.
4. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.

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

Buildings

General Architectural Guidelines

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

Scale

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

Design

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

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

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

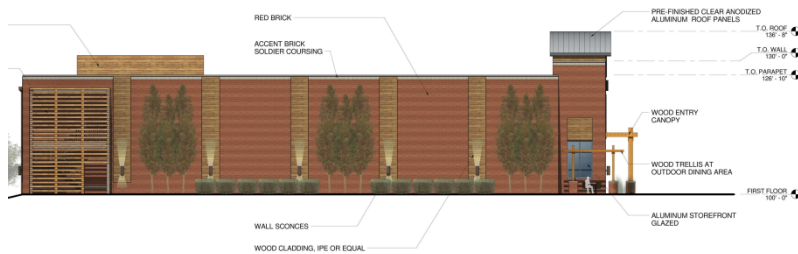


Figure 3. Note how front façade treatment (right side of image) and the roof-top mechanical screen appear as appendages to the main structure rather than integrated into the structure.

Relationship to Neighboring Development

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

Materials/Colors

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

Building Services

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

1. Services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties.
2. In large commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets.

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

Landscape Design

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

Miscellaneous

Signage

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

Lighting/Utilities/Stormwater Drainage/Energy Conservation/Screening

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

Parking

Key parking guidelines that are applicable to the proposal are:

1. The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need not be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping.

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

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

ZONING CODE REVIEW

Commercial Design Development (CDD)

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

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

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

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

4. Tree conservation. Any development proposed as a commercial designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).

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

SUMMARY AND CONCLUSION

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

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

ACTION

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

MOTION

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

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

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

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

APPENDIX 3: AERIAL MAP OF SUBJECT PROPERTY



CITY PLACE



PROPOSED ONE-STORY STRUCTURE

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

SITE PARKING:

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

SITE COVERAGE:

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

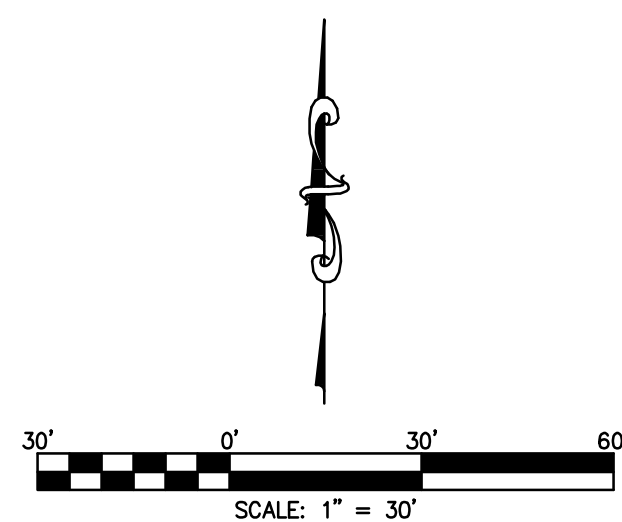
SETBACKS:

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

PLAN KEY:

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

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



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

EXISTING ZONING: CORE BUSINESS DISTRICT
PROPOSED ZONING: CORE BUSINESS DISTRICT
SCHOOL DISTRICT: PARKWAY
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
PHONE: (314) 432-5571
SEWER SERVICE: METROPOLITAN ST. LOUIS SEWER DISTRICT
PHONE: (314) 768-6272
WATER SERVICE: MISSOURI AMERICAN WATER CO.
PHONE: (636) 938-0850
GAS SERVICE: LACLEDE GAS COMPANY
PHONE: (636) 723-0494/(636) 946-6170
ELECTRIC SERVICE: AMEREN UE
PHONE: (636) 329-8311
WATERSHED: CREVE COEUR CREEK
FEMA FLOOD PANEL MAP: MAP # 21898C0162 H, DATE: AUG. 2, 1995

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

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

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

	CURRENT	PROPOSED
VEHICLE SURFACE/BUILDING AREA* =	25.26 AC.	26.89 AC.
TOTAL SITE AREA* =	38.44 AC.	38.44 AC.
COVERAGE AREA* =	66%	70%

* CALCULATIONS INCLUDE ENTIRE CITY PLACE SUBDIVISION

PREDEVELOPED SITE:

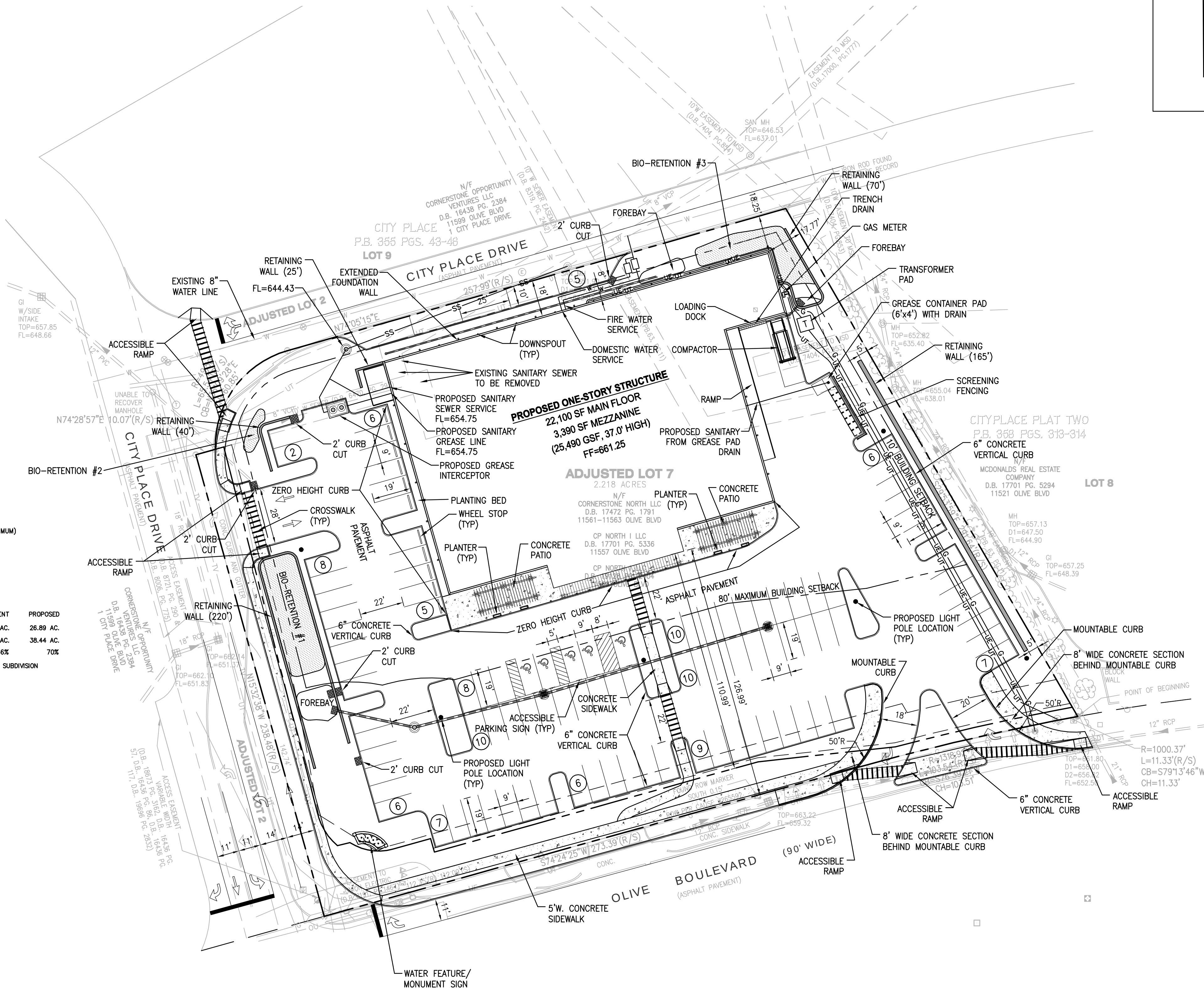
GRASS AREA =	2.2
HARD SURFACE/BUILDING AREA =	0.0
TOTAL =	2.2

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

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

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

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
2. NO GRADE SHALL EXCEED 3:1 SLOPE.
3. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CREVE COEUR, MISSOURI.
4. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
5. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
6. ADA RAMPWAYS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
7. LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S).
8. BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER COMMUNITY PANEL NO. 2291800162 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
10. ALL EXISTING SURFACE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT TO BE REMOVED.
11. OLIVE BOULEVARD ROAD IMPROVEMENTS SHOWN ON THIS PLAN BY CBB ENGINEERING, DATED 7/27/05, ARE FOR INFORMATION ONLY.



—000—	EXIST. CONTOUR
—000—	PROP. CONTOUR
6652.73	ASSUMED SPOT ELEV.
664.00	ASSUMED FUTURE SPOT ELEV.
⊙	EXIST. STORM MANHOLE
□	EXIST. TELEPHONE BOX
⊠	EXIST. WATER METER
⊙	EXIST. TREE
⊠	EXIST. CLEANOUT
○	EXIST. POWER POLE
←	EXIST. GUY WIRE
⊙	EXIST. WATER VALVE
⊙	EXIST. GAS VALVE
⊙	EXIST. BOLLARD

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



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

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

CHIFFACE PLAT TWO
ADJUSTED LOT 7
111557, 11569, 11561 AND 11563 OLIVE BLVD.
ST. LOUIS, MO 63141

SITE DEVELOPMENT PLAN

10777 Sunset Office Dr.
St. Louis, MO 63127
314.984.9887 tel/
314.984.0587 fax

SCAPE ARCHITECTURE

oio

SIGN/CALC BY _____

AWN BY

HECKED BY

AWING SCALE

E

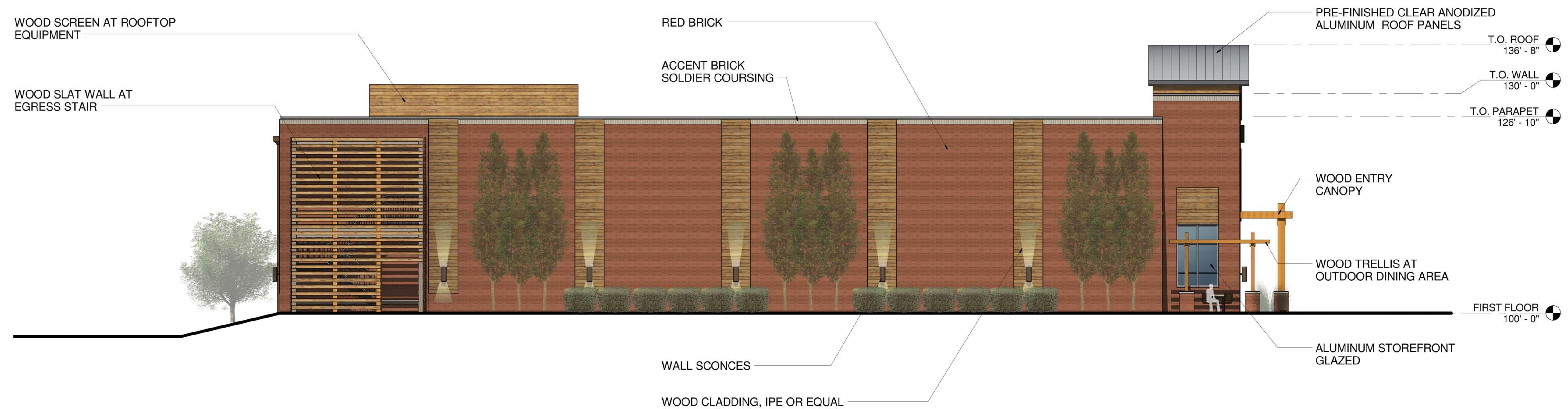
Job Number

Sheet Number

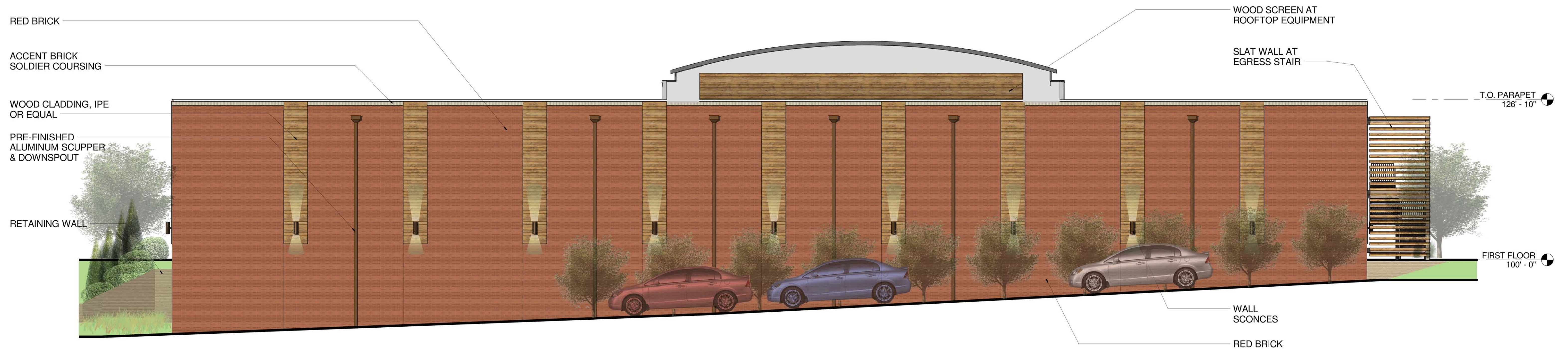
C0.1



SOUTH ELEVATION



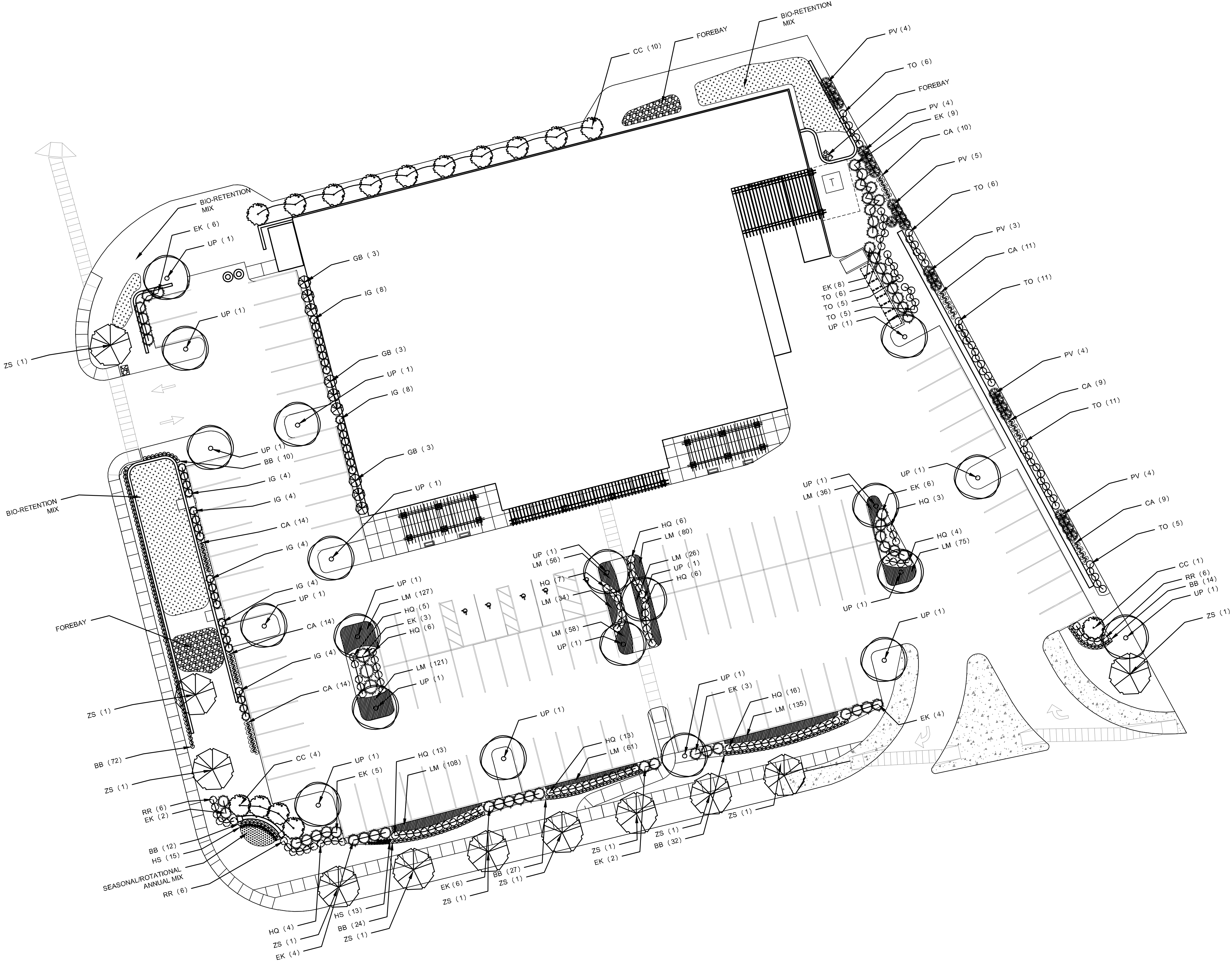
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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





TREE REMOVAL AND REPLACEMENT CHART

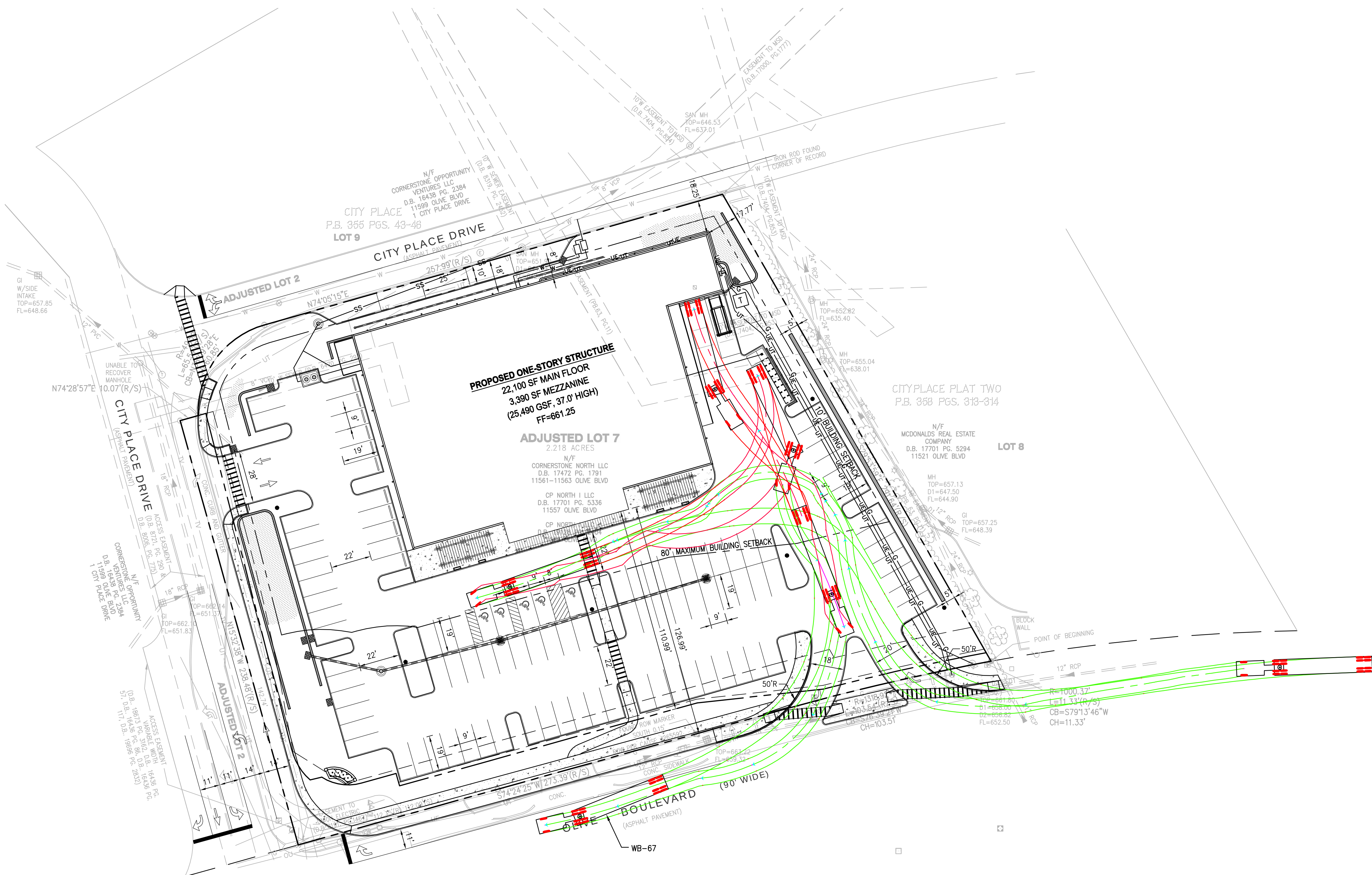
PROJECT NAME: The Koman Group - Fresh Market
PROJECT NUMBER: 12-2137.00
DATE: 8/9/2013

PREPARED BY: ARCTURIS, INC.

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

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

*See Site/Landscape Plan for Locations



USER: Eric Morff TAB: AUTOTURN
DATE: August 9, 2013 - 10:47:20 AM

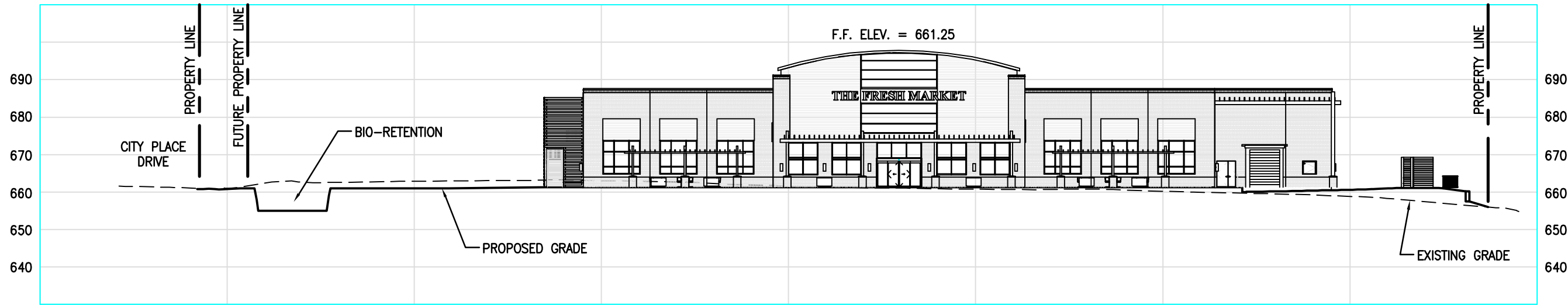
DESIGN/CALC BY	BSJ
DRAWN BY	BSJ
CHECKED BY	JTR
DRAWING SCALE	AS SHOWN
DATE	08/09/13
<i>Job Number</i> 13-0033	
<i>Sheet Number</i>	

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

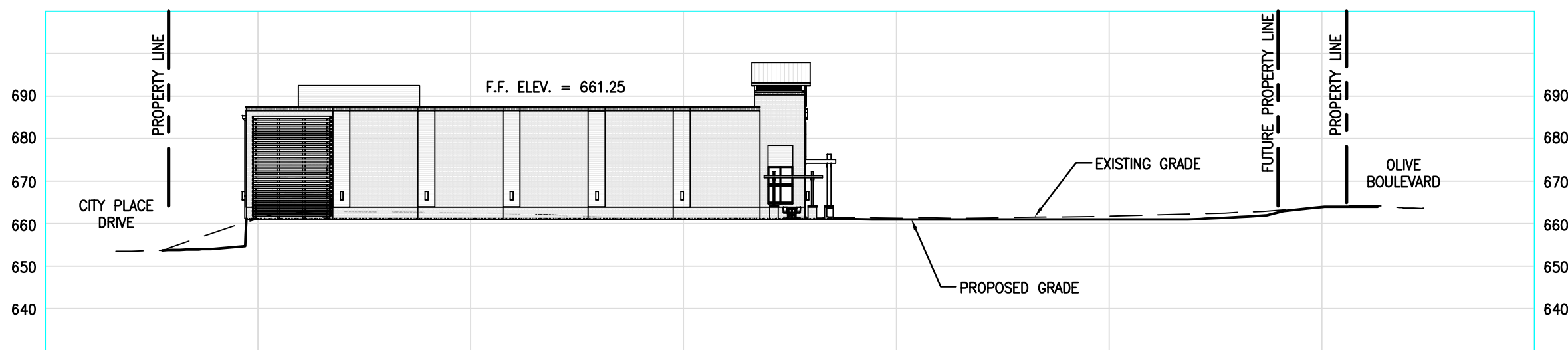
AUTOTURN EXHIBIT

THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327, 411, ESMG) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

[illegible]



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



2 SITE CROSS SECTION B-B

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

MSD P.NO. _____ BASE MAP: _____

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

cole

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

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

SITE CROSS SECTIONS

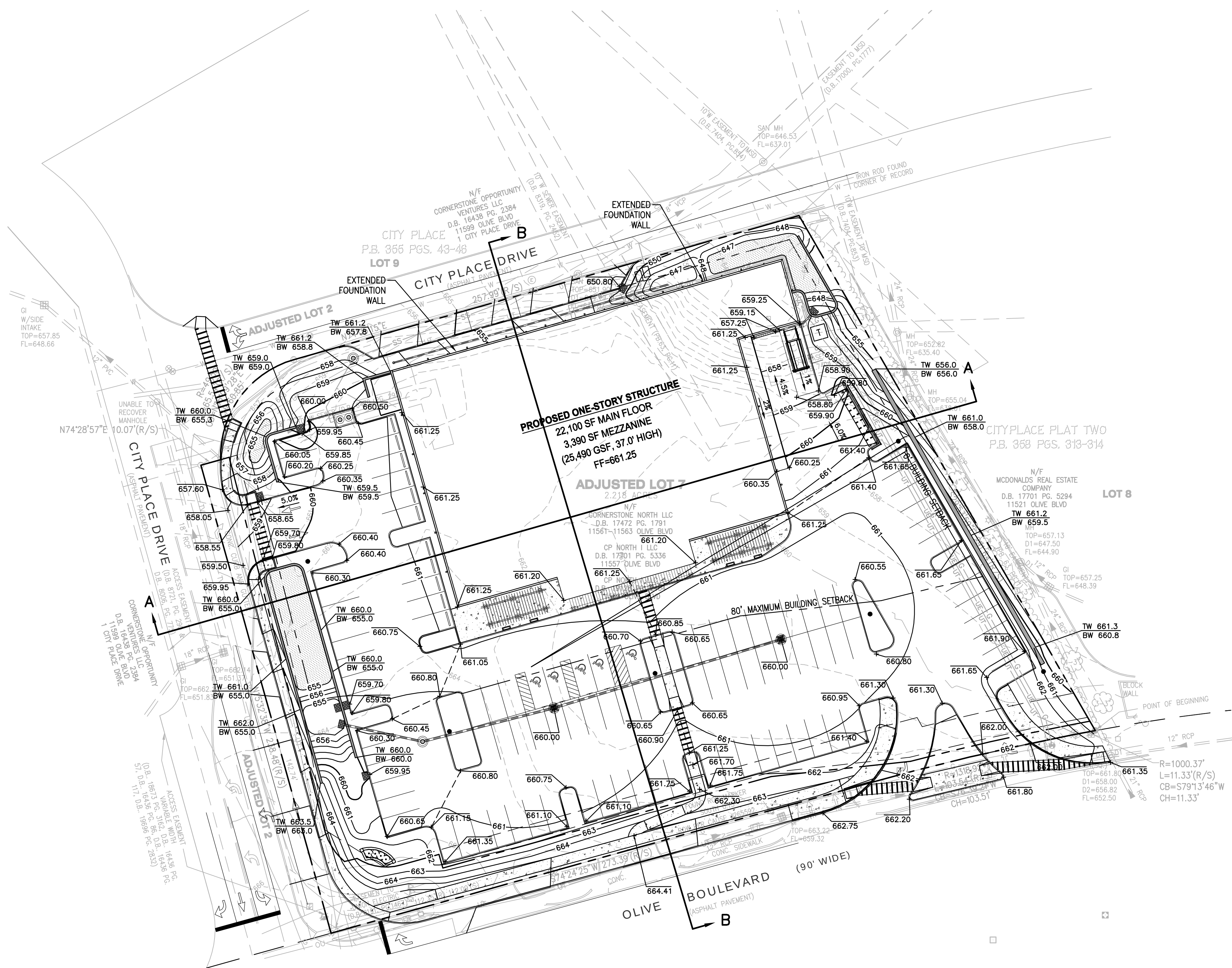
DEVELOPER/OWNER:

THE KOMAN GROUP

#6 CITY PLACE DRIVE, SUITE 430

ST. LOUIS, MO 63141

[illegible]



134

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

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

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



city of CREVE COEUR

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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-027 FOR A CONDITIONAL USE PERMIT FOR A MARTIAL ARTS
INSTRUCTION STUDIO AT 12392 OLIVE BOULEVARD, WITHIN
WESTGATE CENTRE**

FOR THE MEETING OF: Monday, August 19, 2013

LOCATION: 12392 Olive Boulevard, at the southeast corner of Olive Boulevard and Tempo Drive, within the Westgate Centre. The property is zoned Planned Commercial District.

REQUEST: An application has been submitted for a conditional use permit to allow a martial arts instruction studio. Martial arts instruction (NAICS #611620 Sports and Recreation Instruction) is permitted with conditions in the PC District.

ADDITIONAL INFORMATION: Westgate Center was originally developed in 1979. The Applicant is locating in an existing tenant space at the end of the building along Tempo Drive. The space is 2,750 square-feet.

Key Issues:

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

Comp. Plan References

- West Olive Corridor Action Area

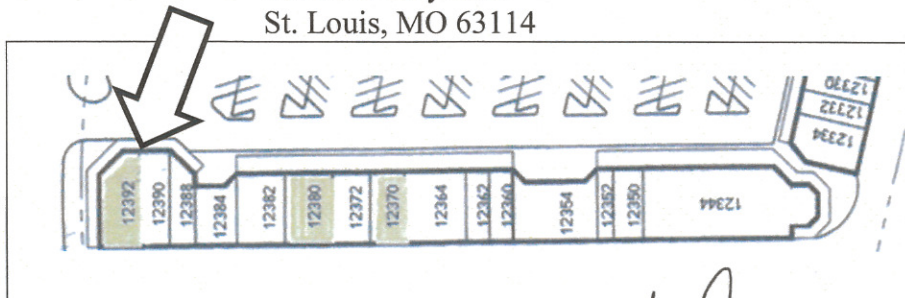
Zoning Code References

- Section 405.210: Regulation of Uses, Table A Permitted and Conditional Uses
- Section 405.350: "PC" Planned Community District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Christine Cole
Sacred Sword Aikikai/White Lotus Tea
9010 Pallardy Lane
St. Louis, MO 63114

PROPERTY OWNER:

Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP

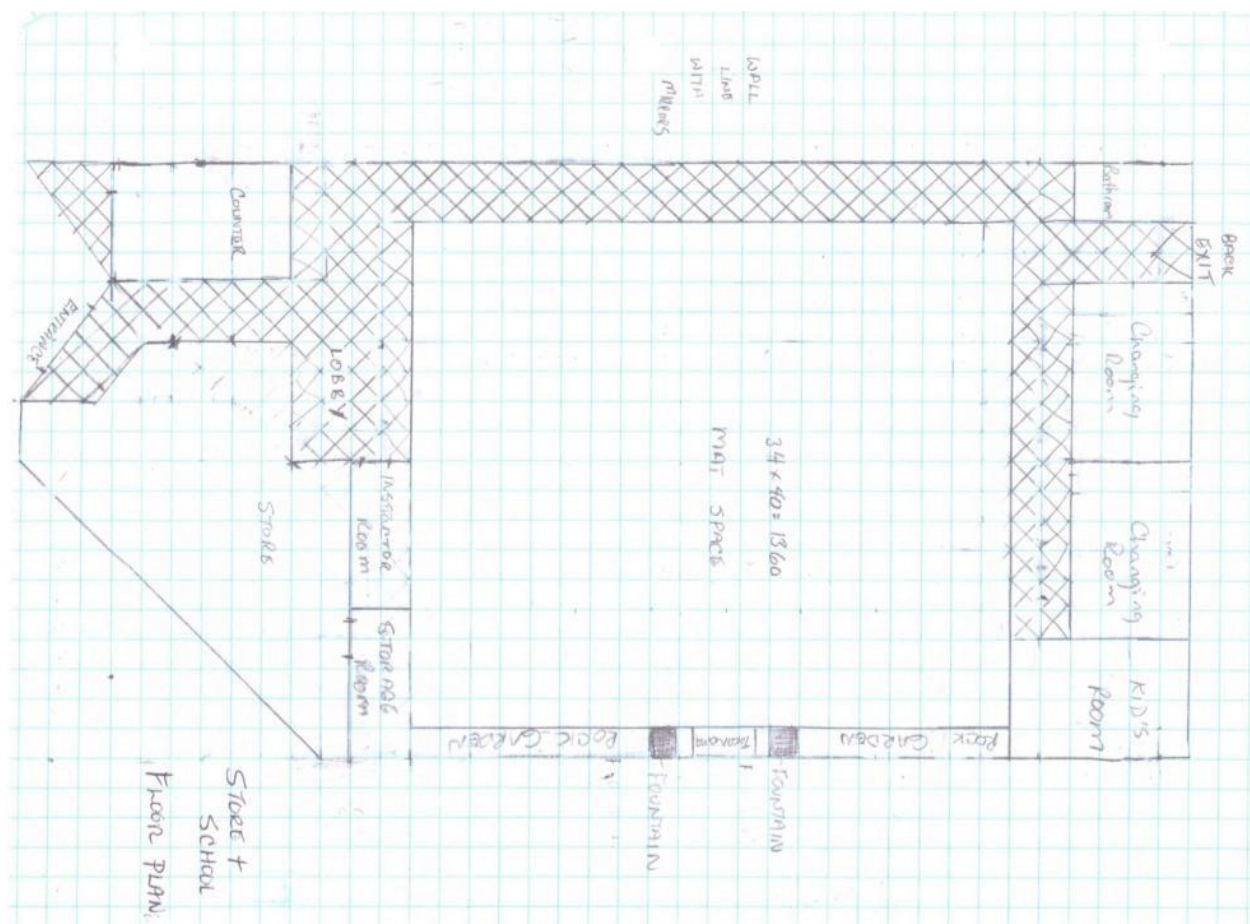
8/16/2013
Date

ATTACHMENTS: Applicant's Materials submitted July 11, 2013
Draft Ordinance

REQUEST

The applicant is seeking approval for the Sacred Sword Aikikai (SSA) martial arts studio for instruction in the art of Aikido. Classes will be offered six to seven days a week in hand to hand combat, sword work, self-defense workshops for women, and seminars with master instructors teaching Asian cultural studies such as Japanese tea ceremony and calligraphy. Included will be a retail area, “White Lotus Tea,” that will offer high-end teas and accessories, natural incense, oils and soaps.

The martial arts instruction will be offered in the mornings and evenings, with 10-15 students per one hour to one-and-half hour instruction. Below is a sketch of the tenant space:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office: Woodcrest Shopping Center, American Eagle Credit Union	“CB” Core Business	Olive Boulevard
South	Office	“PC” Planned Community District	NA
East	Office	“PC” Planned Community District	NA
West	Retail/Apartment	“MX” Mixed Use District/ “AR” Attached Single Family Residential	Tempo

COMPREHENSIVE PLAN REVIEW

The subject site is located within the West Olive Corridor Action Area of the Comprehensive Plan. The West Olive Corridor possesses a mix of residential and commercial structures but has an overall commercial character. This applicant is utilizing an existing tenant space within a shopping center that consist of “small retail/restaurants and specialty shops.” The addition of a new martial arts instruction within the proposed center would be consistent with the mix of uses in the area, and offer a new neighborhood-oriented service to the area.

ZONING REVIEW

Parking

As the Applicant is not proposing any changes to the exterior of the building or site, zoning review is limited to an analysis of the parking available on site. Parking regulations are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces, where sports and recreation instruction requires one space for every 200 square feet of floor area:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Wildsmoke	Restaurant	5,190 (+150 indoor seats, 40 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	75.76
Jon Thomas Salon	Hair Salon	3,450	4/1000 sq. ft.	13.8
Metro Chiropractor	Office	1,840	4/1000 sq. ft.	7.36
Dog Spa	Personal and laundry services-other	1,160	1/300 sq. ft.	3.87
Mirrozo Gallery	Retail	1,200	4/1000 sq. ft.	4.8
Chateau Decor	Retail	1,200	4/1000 sq. ft.	4.8
Pagano Family Dentistry	Office	2,330	4/1000 sq. ft.	9.32
La Bonne Bouchee	Cafe/Bakery	6,615 (+108 indoor seats, 34 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	66.73
Laurie Shoes	Retail	1,400	4/1000 sq. ft.	5.6
Hear USA	Retail	1,000	4/1000 sq. ft.	4
Distinctions	Retail	3,560	4/1000 sq. ft.	10.24
Barry Hyatt Custom Jewelers	Retail	1,200	4/1000 sq. ft.	4.8
Prudential	Office	1,200	4/1000 sq. ft.	4.8
House of Wong	Restaurant	3,000 (+108 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	48
Vacant	Retail	2,100	4/1000 sq. ft.	8.4
West Oak Cleaners	Laundry services	2,100 (240 sq. ft. pick up area+1860 sq. ft. clothing storage)	1/150sf of pick-up area +1/300 sq. ft. clothing storage	9
Vacant	Retail	2,475	4/1000 sq. ft.	9.92

Select Physical Therapy	Office	2,465	4/1000 sq. ft.	9.88
Computer Problem Busters	Computer Repair Office	1,600	4/1000 sq. ft.	6.4
Ichiban Restaurant	Restaurant	1,542 (+ indoor 40 seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	19.49
Kumon Math & Reading	Other educational services	1,586	1/300 sq. ft.	5.29
Sacred Sword Aikikai*	Sports and recreation instruction	2,750	1/200 sq. ft.	13.75
TGI Friday's	Restaurant (out lot building)	8,485 (+161 indoor seats, 75 outdoor)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	96.99
Sub-total:				443
Minus 15% Reduction				66.45
Total # of Parking Spaces Required:				377
Total Available On-site:				380

*Pending a conditional use permit request.

Note that Staff was unable to locate a CUP for LaBonne Bouchee , where it may have been operating originally as a permitted use as a bakery, and a conditional use permit was never obtained when the use was expanded into a full-service restaurant. The number shown is from an on-site counting by the property manager and is included here to provide an accurate accounting of the existing conditions. Future action for a conditional use permit may be necessary. As the above table indicates, 377 parking spaces are required, with 380 spaces available on site. Thus the parking requirement is met.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the usual and customary conditions which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 2,750 square-foot martial arts instruction studio at 12392 Olive Boulevard, within the Westgate Centre, zoned "PC" Planned Commercial District
2. Hours of operation shall not exceed 10:00 am to 8:00 pm daily. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, special events.
3. 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 for the restaurant permitted by this ordinance.
4. There shall be no outdoor storage or placement of any materials or equipment.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

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

MOTION

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

“I move to recommend approval of Application #13-027 for a conditional use permit for martial arts instruction studio, located at 12392 Olive Boulevard within Westgate Centre, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of August 19, 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



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 08/13/2013



Description: View of the tenant space looking south from the parking lot.

Business Description:

Attached is an old brochure detailing some history and martial instruction in the art of Aikido.

Sacred Sword Aikikai (SSA) was previously located in West County Fitness before the gym closed down. We offered classes three times per week in hand to hand combat, sword work, and short staff as part of our curriculum and private instruction upon request once a week. SSA offers self-defense workshops for women, students, teachers, airlines, and law enforcement. We have also taught combat training to the military. For the most part, Aikido is an elegant martial arts that has devastating results when utilized due to the physical, mental, and spiritual training involved.

Since we plan on having our own location, we will be expanding our classes to 6 to 7 days a week and offer children classes a minimum of three times a week. Sacred Sword Aikikai also offers women's self-defense work shop, seminars with master instructors from overseas and across the U.S. along with Asian cultural studies such as Japanese tea ceremony, calligraphy, etc.

Our retail portion of the business will be White Lotus Tea (WLT) located at the front of the store. WLT specializes in high end teas from around the world along with the accessories such as tea sets and any other compliments. Other merchandise to be sold will be high end tea and natural incense, oils, and soaps along with decorative accessories.

Please let me know if you have any other questions in regards to our business.

Best regards,

Christine Cole
[314-616-2641](tel:314-616-2641)

Class Times:

Monday (evenings)	7:30-8:30
Wednesday (evenings)	7:00-8:00
Friday (evenings by request)	7:00-8:00
Saturday (noon)	11:30-1:00

Membership Fees

Membership Fees are \$75.00 per month.

If you are a member of West County Fitness or wish to be a member of West County Fitness, Aikido fees are only an additional \$53.00 a month plus current West County Fitness membership rates. Sign up for this offer is through West County Fitness only.

(Prices do not include annual association fee, seminar fees, or testing fees. Children must be at least 12 years of age or cleared to train by the Chief Instructor).

*** Self-defense workshops are also available. Please contact Gordon Green or Christine Cole if you are interested.**



Sacred Sword Aikikai
920 Kehrs Mill Rd.
Ballwin, MO 63011
Phone: (314) 681-0386
(Located in West County Fitness)

Sacred Sword Aikikai



*Crystal Clear
Sharp and Bright
The Sacred Sword
Allows no opening
For evil to roost.*

*The Art of Peace
By Morihei Ueshiba*

About Us

Sacred Sword Aikikai is headed by Chief Instructor, Gordon Green, Senior Instructor Jeff Hefley, and Senior Instructor, Christine Cole.

Gordon Green, Chief Instructor

Mr. Green has been a practitioner of Aikido since 1992. He has a background in boxing, fencing, and a wide range of fighting arts. Mr. Green's desire is to train rigorously to effect his life and those around him in a positive manner.

"Hard work and dedication are the pathways to mastery of oneself."

Jeff Hefley, Senior Instructor

Mr. Hefley has been a practitioner of Aikido for 1999. He also has a background in Karate and Gracie Jiu Jitsu. As a professional airline pilot, he has studied various martial arts all over the world.

"I enjoy helping people of all ages find a successful path in the martial way."

Christine Cole, Senior Instructor

Ms. Cole has been a practitioner of Aikido since 1994. With a background in Muay Thai, she has taught a number of self defense workshops to schools, organizations, and businesses. Ms. Cole is a strong advocate for women's self defense.

"In finding balance with the heart, mind, and body will one be find their true strength."

What is Aikido?

Aikido is a Japanese martial art founded by Morihei Ueshiba who is typically referred to as O'Sensei, meaning "Great Teacher".



Literally translated, Aikido means "the way of harmonizing energy". The fundamental basis of Aikido allows an individual to blend (harmonize) with and redirect an opponent's attack (energy).

Classes are taught in the traditional manner involving Japanese etiquette and terminology. Curriculum consists of falling techniques, deflections, throwing techniques, and joint manipulations and locks. Atemi (strikes) are also incorporated into the curriculum.

Classes are taught from a co-operative stand point between the uke (the attacker) and nage (person receiving the attack). Beginner's start off with slow speed attacks and gradually work their way up to full speed, honest attacks.

Students learn to defend themselves from a variety of attacks such as punches, kicks, and grabs and to also learn to defend themselves against multiple attackers.

The Training

Beginners start off learning basic footwork, deflections, and rolling. Footwork and deflections are learned through a series of drills with a partner utilizing different types of attacks. *Ukemi*, (the art of rolling) is taught to allow a student to safely roll out of a technique and eventually be thrown at more advanced levels without injury. Etiquette and terminology is incorporated through out the training.

Techniques

Techniques are taught in two stylized versions, classical and martial. The classical versions are taught first to help students understand motion and body mechanics. The martial training is designed for street fighting, and self-defense situations. It incorporates the use of *atemi* (strikes) to manipulate the opponent's attack. These techniques are quick, direct, and devastating.

Progression

Every student's progression will vary. Ranks are given out when a student tests for a given rank and passes. In order to be eligible for testing, the student must complete a certain number of hours of training for the rank they are testing for. The student also must have the approval of a chief instructor in order to test. Testing fees do apply.

Discipline

It is very important to always maintain a beginner's mind no matter the length of one's training. Proficiency in a technique can only be gained by continuous and correct repetition. Consistency in training and a strong desire to learn is the keystone to every student's training. Minimal training of at least twice a week is highly recommended.

The Package

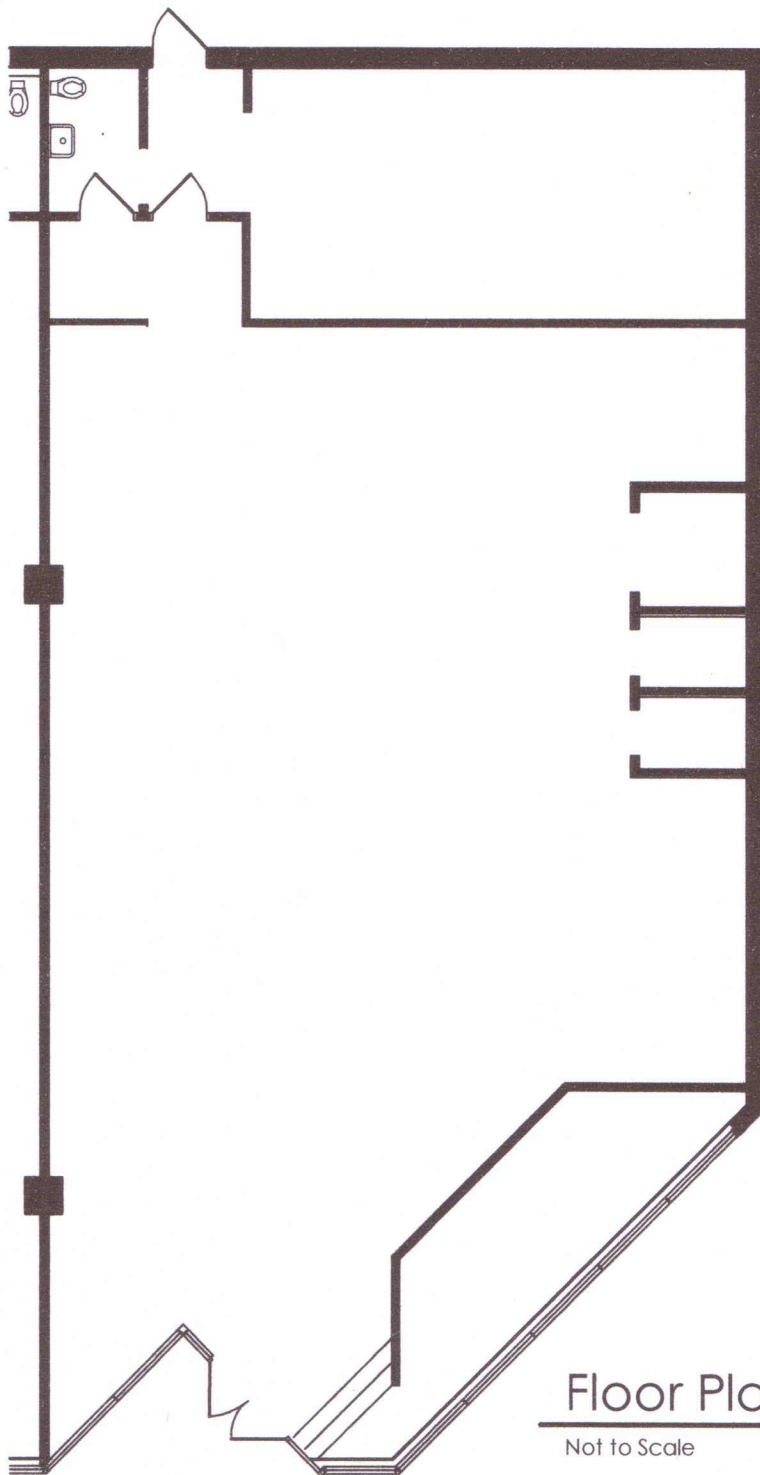
Sacred Sword Aikido membership can include full membership to West County Fitness gym. The membership package includes the following:

- 27,000 square feet work out facility
- Over 70 pieces of cardio equipment (with Broadcast Vision)
- Fully equipped circuit training room
- 1600 square feet aerobics studio
- 20 bike spinning room
- 4 indoor racquetball / walleyball / basketball courts
- 6 tons of free weights
- Full line of Flex equipment with Hammer and strength & Cybex
- 3 sets of dumbbells up to 150 lbs
- 20 x 40 rock climbing wall with 8 faces and overhangs
- Fully equipped locker rooms with steam rooms, saunas, & whirlpools
- Supervised nursery
- Tanning facility
- Pro Shop
- Personal Trainers •
- Massage Therapy •

Please see membership fees for price.

Independent personal trainers, massage therapist, and racquetball instructors are available. Prices vary.

Children must be at least 12 years of age to participate in the martial arts class. Prices do not include annual federation fees, testing fees, or seminar fees.



Current Floor Plan
OWNER WILL TAKE
OUT A WALLS
LEAVING ONLY THE
BATHROOM INTACT.

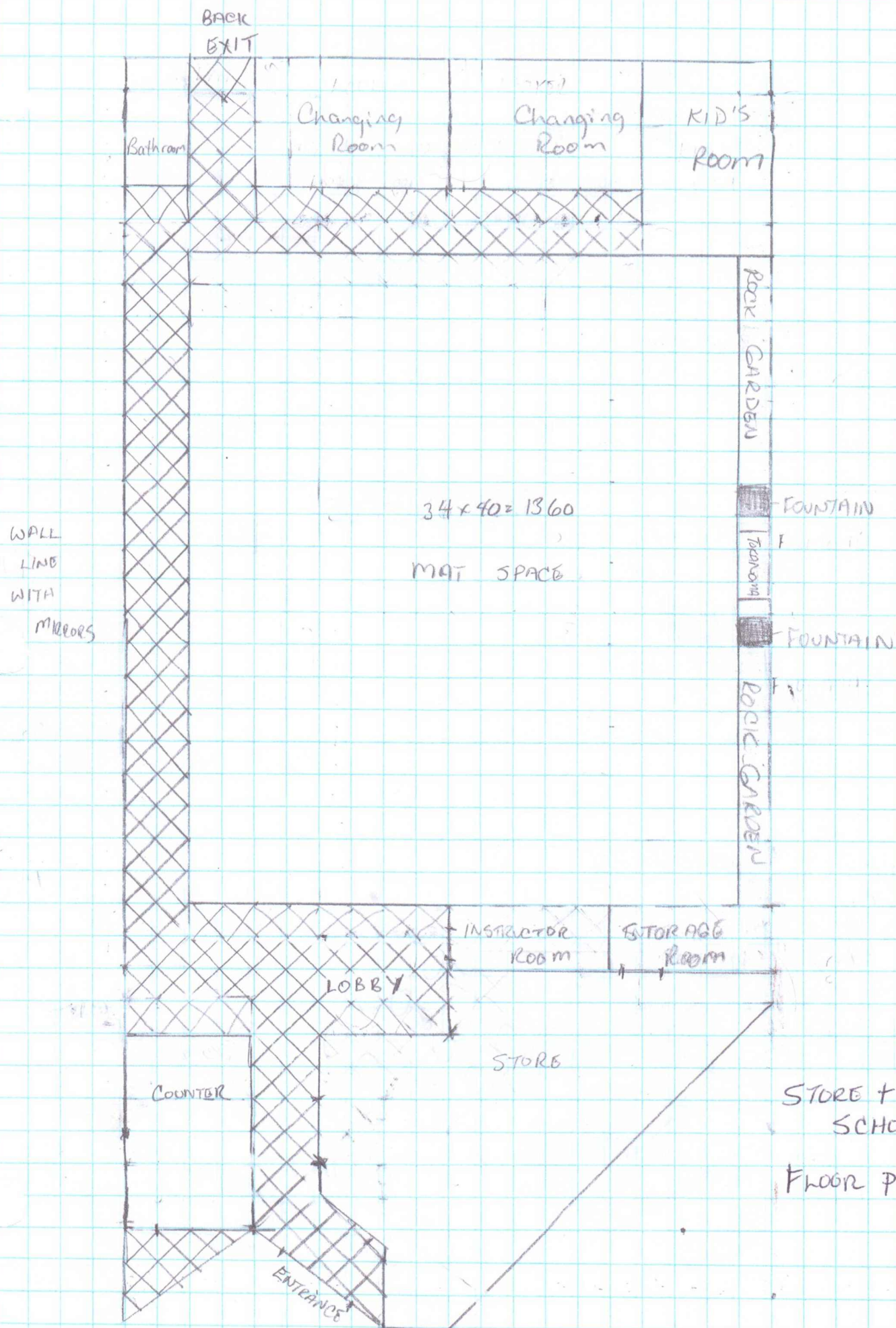
Floor Plan

Not to Scale



12390 Olive Boulevard
Westgate Centre
Creve Coeur, Missouri





BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,750 SQUARE-FOOT MARTIAL ARTS INSTRUCTION STUDIO LOCATED AT 12392 OLIVE BOULEVARD WITHIN WESTGATE CENTER.

WHEREAS, under Section 405.210 Table A, all sports and recreation instruction in the “PC” Planned Community zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Christine Cole of Sacred Sword Aikikai/White Lotus Tea for a martial arts instruction studio located in the tenant space addressed as 12392 Olive Boulevard within the Westgate Centre; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 19, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 19, 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 conditional use, when subject to certain conditions set forth herein:

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a martial arts instruction studio located at 12392 Olive Boulevard, in the “PC” Planned Commercial zoning district, within the Westgate Centre, whose legal description is as follows:

Westgate Centre

A tract of land in U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri and being particularly described as follows:

Beginning at intersection of the Eastern Right-of-Way line of Tempo Drive and the Southern Right-of-Way line of Olive Street Road as widened. Thence along the Southern Right-of-Way line of Olive Street Road as widened North 61 degrees 12 minutes and 16 seconds East 83.02 feet to a point; thence continuing along said Southern Right-of-Way line of Olive Street Road as widened South 77 degrees 14 minutes and 50 seconds East 615.19 feet to a point; thence South 12 degrees 51 minutes 15 seconds West 388.47 feet to a point; thence South 89 degrees 50 minutes 58 seconds West 649.82 feet to a point aforementioned Eastern Right-of-Way line of Tempo Drive; thence along the Eastern Right-of-Way line of Tempo Drive around a curve to the right having a radius of 886.72 feet and arc distance of 280.92 feet to the point of tangency thereof; thence continuing along said Eastern Right-of-Way line of Tempo Drive North 12 degrees 51 minutes 15 seconds East 202.18 feet to the point of beginning, containing 7.11 acres +.

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

1. The conditional use permit shall be for the operation of 2,750 square-foot martial arts instruction studio at 12392 Olive Boulevard, within the Westgate Centre, zoned "PC" Planned Ccommunity District
2. Hours of operation shall not exceed 10:00 am to 8:00 pm daily. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, special events.
3. 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 for the restaurant permitted by this ordinance.
4. There shall be no outdoor storage or placement of any materials or equipment.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. Any mechanical equipment installed for the site shall be located behind the building or properly screened with approved materials.
7. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
8. 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.
9. 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

BILL NO. _____

ORDINANCE NO. _____

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.

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

Section 3: 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 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



**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-028 FOR AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR WILDSMOKE RESTAURANT WITHIN
WESTGATE CENTRE AT 12316 OLIVE BOULEVARD
FOR THE MEETING OF: Monday, August 19, 2013, 7:00 PM**

LOCATION: 12316 Olive Boulevard, at the southeast corner of Olive Boulevard and Tempo Drive, within the Westgate Centre in the former Culpepper's tenant space. The property is zoned PC District

REQUEST: An application has been submitted to amend the prior conditional use permit to allow for outdoor meat smokers behind the building and to eliminate the prohibition of the outdoor speakers for the amplification of music in the patio area. The Applicant is not proposing any changes to the exterior of the building.

ADDITIONAL INFORMATION: Ordinance No. 1954, approved in 1998, authorized a 5,190 sq. ft. restaurant at the subject tenant space, but prohibited any outdoor equipment and the use of outdoor speakers for the amplification of music. Staff requests that the prior ordinance be repealed and replaced with a new ordinance.

Key Issues:

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

Comprehensive Plan References

- West Olive Corridor Action Area
- Design Guidelines

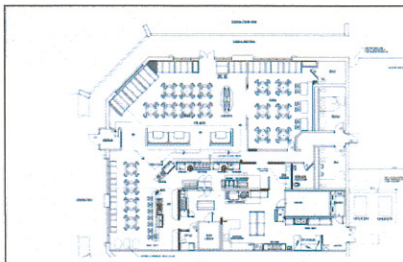
Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.350: "PC" Planned Community District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Andrew Kohn
VCH LLC DBA Wildsmoke
21 Westwood Country Club
St. Louis, MO 63131

**PROPERTY
OWNER:**

Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105



REPORT PREPARED BY:

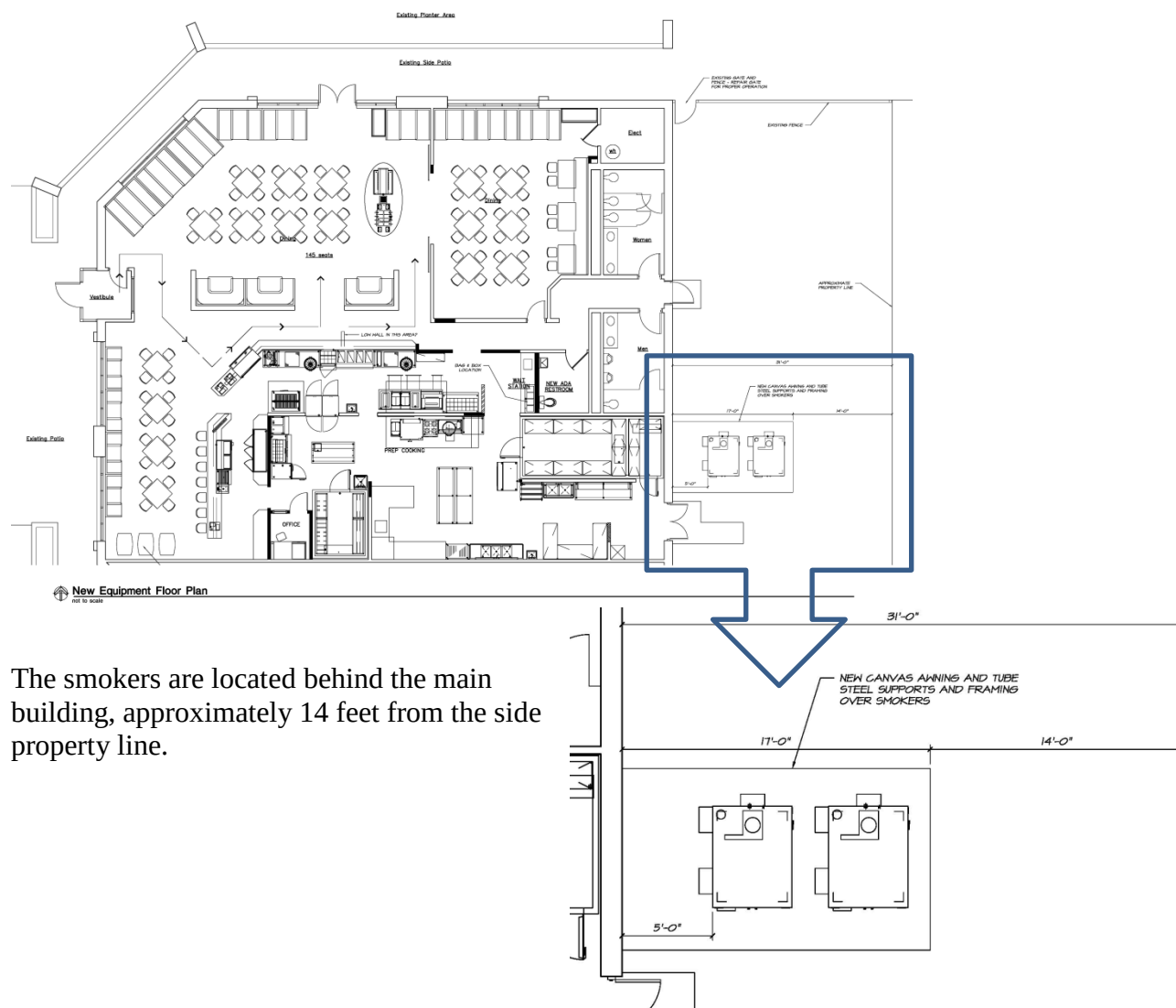
Whitney Kelly, AICP

8/16/2013
Date

ATTACHMENTS: Applicant's Materials submitted July 18, 2013
Draft Ordinance
Ordinance No. 1954

PROPERTY HISTORY

The Westgate Centre Shopping Center was developed in 1979 and has pre-existing non-conformities. The Applicant is utilizing the existing CUP that was previously issued to Culpeppers Restaurant for this space. The prior conditional use permit did not include a maximum number of seats, except to indicate that the floor plan shall be filed with the Zoning Administrator. However, the Applicant has indicated that they will use the same number of seats as the prior tenant: 150 indoor seats and 40 outdoor seats. The Applicant is seeking to modify the existing CUP for the approval for two new smokers behind the building and to eliminate the prohibition of the use of outdoor speakers. No other changes to the exterior of the building or site are under consideration. Below is a close-up of the floor plan for Wildsmoke:



The smokers are located behind the main building, approximately 14 feet from the side property line.

As the prior Ordinance did not include a maximum number of seats and references out-of-date ordinances, Staff is seeking a repeal of Ordinance No. 1954 and replacement with a new ordinance.

On July 10, 2000, the City Council approved CUP Ordinance Number 2067, for Special-D Coffees & Teas for the tenant space addressed as 12324 Olive Boulevard with a maximum of 1,840 square feet and a maximum of 16 seats. That restaurant no longer exists, and the current space is being used as a chirpractor's office. Therefore, Staff is also seeking a repeal of that Ordinance.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office: Woodcrest Shopping Center, American Eagle Credit Union	“CB” Core Business	Olive Boulevard
South	Office	“PC” Planned Community District	NA
East	Office	“PC” Planned Community District	NA
West	Retail/Apartment	“MX” Mixed Use District/ “AR” Attached Single Family Residential	Tempo

COMPREHENSIVE PLAN REVIEW

The subject site is located within the West Olive Corridor Action Area of the Comprehensive Plan. The West Olive Corridor possesses a mix of residential and commercial structures but has an overall commercial character. This applicant is utilizing an existing restaurant space within a shopping center that consist of “small retail/restaurants and specialty shops.” The addition of a new restaurant within the proposed center would be consistent with the mix of uses in the area.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space in a development that has a mix of retail and restaurant uses. No changes to the exterior of the building or site are proposed so no site development plan review is required. The smokers are an accessory structure to the restaurant, which is governed by Section 405.460, below:

SECTION 405.460: ACCESSORY USES AND STRUCTURES

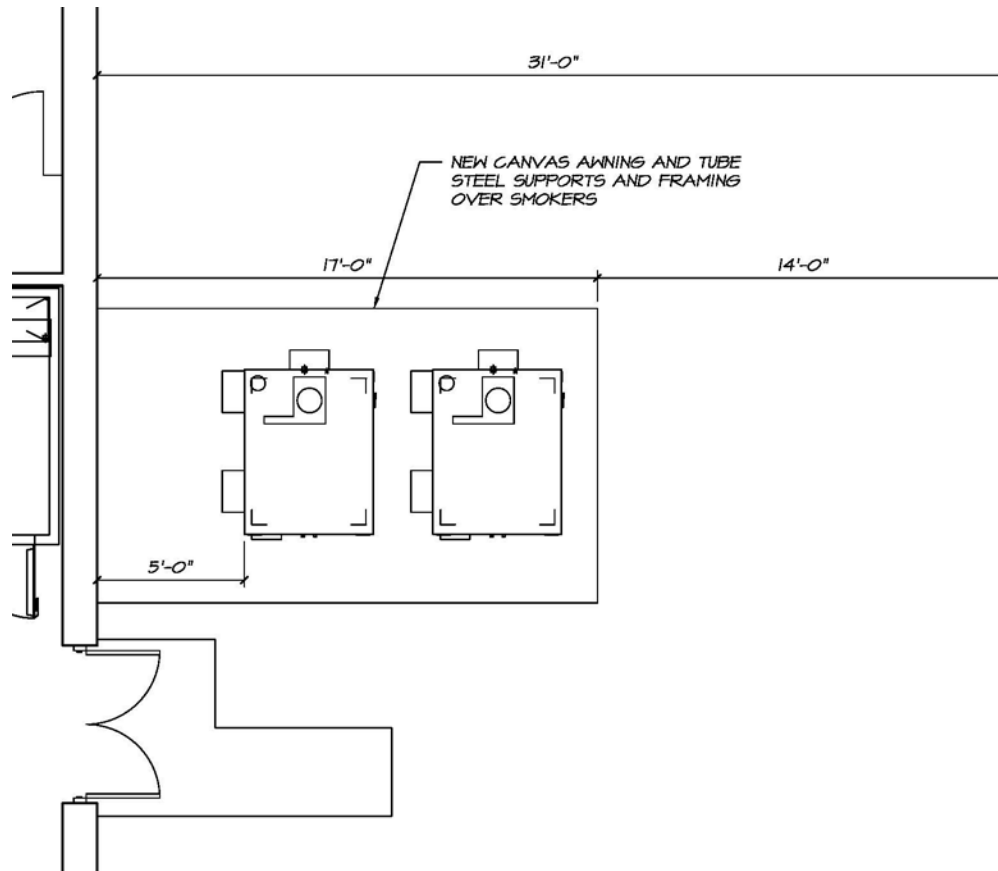
B. Permitted Accessory Uses And Structures.

12. Mechanical equipment or utility facilities which are specifically related to and required by a permitted use.

D. Location.

2. If an accessory building is detached from the principal building, it shall be located at least ten (10) feet from the principal building.
6. Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas.

The smokers must be located 5 feet from the main building to meet with fire district requirements. However, the applicant has included a canopy attached to the building that is 14 feet from the side property line. The side yard setback for properties in the PC District is 10 feet, therefore the smokers can be accommodated within the available space, per the close up for the area below:



The applicant has indicated that the canopy will be a canvas awning, however Building Codes require that it will need to meet structural loads, and fire safety standards. Therefore a condition of approval is included requires the Applicant to acquire a building permit for the canopy. Note that nothing requires the canopy in the first place, so it will be the applicant's option to pursue the structure or not.

Restaurants in the PC District are limited to 40% of the building square footage, per Section 405.470 Conditional Uses:

SECTION 405.470: CONDITIONAL USES

14. *Food services and drinking places--(NAICS 722). Shall be located on sites of not less than two (2) acres with the following exceptions:*
 - b. *The acreage requirement does not apply to restaurants in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage; and*

The total building square footage of the Westgate Centre in-line retail buildings is 50,963 square feet, where the existing restaurants make up 13,947 square feet, or 27%. TGI Friday's is excluded from this calculation, as it is a freestanding restaurant. As there are no other changes to the site, review of the request per the Zoning Ordinance is limited to the parking analysis.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Wildsmoke	Restaurant	5,190 (+150 indoor seats, 40 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	75.76
Jon Thomas Salon	Hair Salon	3,450	4/1000 sq. ft.	13.8
Metro Chiropractor	Office	1,840	4/1000 sq. ft.	7.36
Dog Spa	Personal and laundry services-other	1,160	1/300 sq. ft.	3.87
Mirrozz Gallery	Retail	1,200	4/1000 sq. ft.	4.8
Chateau Decor	Retail	1,200	4/1000 sq. ft.	4.8
Pagano Family Dentistry	Office	2,330	4/1000 sq. ft.	9.32
La Bonne Bouchee	Cafe/Bakery	6,615 (+108 indoor seats, 34 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	66.73
Laurie Shoes	Retail	1,400	4/1000 sq. ft.	5.6
Hear USA	Retail	1,000	4/1000 sq. ft.	4
Distinctions	Retail	3,560	4/1000 sq. ft.	10.24
Barry Hyatt Custom Jewelers	Retail	1,200	4/1000 sq. ft.	4.8
Prudential	Office	1,200	4/1000 sq. ft.	4.8
House of Wong	Restaurant	3,000 (+108 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	48
Vacant	Retail	2,100	4/1000 sq. ft.	8.4
West Oak Cleaners	Laundry services	2,100 (240 sq. ft. pick up area+1860 sq. ft. clothing storage)	1/150sf of pick-up area +1/300 sq. ft. clothing storage	9
Vacant	Retail	2,475	4/1000 sq. ft.	9.92
Select Physical Therapy	Office	2,465	4/1000 sq. ft.	9.88
Computer Problem Busters	Computer Repair Office	1,600	4/1000 sq. ft.	6.4
Ichiban Restaurant	Restaurant	1,542 (+ indoor 40 seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	19.49
Kumon Math & Reading	Other educational services	1,586	1/300 sq. ft.	5.29
Sacred Sword Aikikai*	Sports and recreation instruction	2,750	1/200 sq. ft.	13.75
TGI Friday's	Restaurant (out lot building)	8,485 (+161 indoor seats, 75 outdoor)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	96.99
Sub-total:				443
Minus 15% Reduction				66.45
Total # of Parking Spaces Required:				377
Total Available On-site:				380

*Pending a conditional use permit request.

Note that Staff was unable to locate a CUP for LaBonne Bouchee , where it may have been operating originally as a permitted use as a bakery, and a conditional use permit was never obtained when the use was expanded into a full service restaurant. The number shown is from an on-site counting by the property manager and is included here to provide an accurate accounting of the existing conditions. Future action for a conditional use permit may be necessary. As the above table indicates 377 parking spaces are required, with 380 spaces available on site. Thus plenty of parking is provided.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the usual and customary conditions for restaurants which are included in the draft ordinance:

- The conditional use permit shall be for the operation of 5,190 square-foot, full service restaurant at 12316 Olive Boulevard, within the Westgate Centre, zoned “PC” Planned Commercial District.
- Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
- Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator’s approval, including, but not limited to, the catering of special events.
- 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 for the restaurant permitted by this ordinance.
- There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
- Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.

ACTION

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

MOTION

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

“I move to recommend approval of Application #13-028 for a Conditional Use Permit for Wildsmoke restaurant located at 12316 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of August 19, 2013” (conditions may be added, eliminated, or modified by preceding motion).

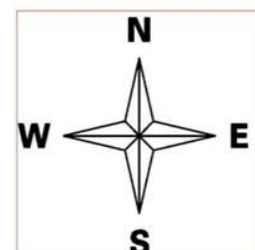
APPENDIX 1: COMPREHENSIVE PLAN

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



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 08/13/2013
 A photograph of the exterior of a Culpeppers restaurant. The building has a dark brown wooden upper section with the "Culpeppers" logo in white script. Below is a brick section with large windows and a glass entrance door. There is an outdoor patio area with black metal railings and several closed patio umbrellas in blue, orange, and green. The foreground shows a paved parking lot and a small landscaped area with green plants.	Description: View of the tenant space looking east.
 A photograph showing a view looking north from the patio area. In the foreground, there is a large tree on the left and a large green bush on the right, both in front of a low stone wall. Beyond the wall is a grassy lawn. In the background, there are more trees and a clear sky.	Description: View looking north from the patio along Olive Boulevard
 A photograph taken from the back corner of the building looking south along an alley. On the left is a multi-story concrete parking garage. A white Tipton delivery truck is parked in the alley. To the right of the truck are several large blue and green storage containers. On the right side of the frame, the brick wall of the building is visible, featuring a large white air conditioning unit and various pipes.	Description: View looking south from back corner of the building looking south along the alley



Description: View looking north from the alley, note the wall connecting the parking garage and Westgate Centre that blocks the views of the alley from Olive Boulevard



Description: View from Olive Boulevard looking south at the existing landscaping and wall blocking views of the alley.



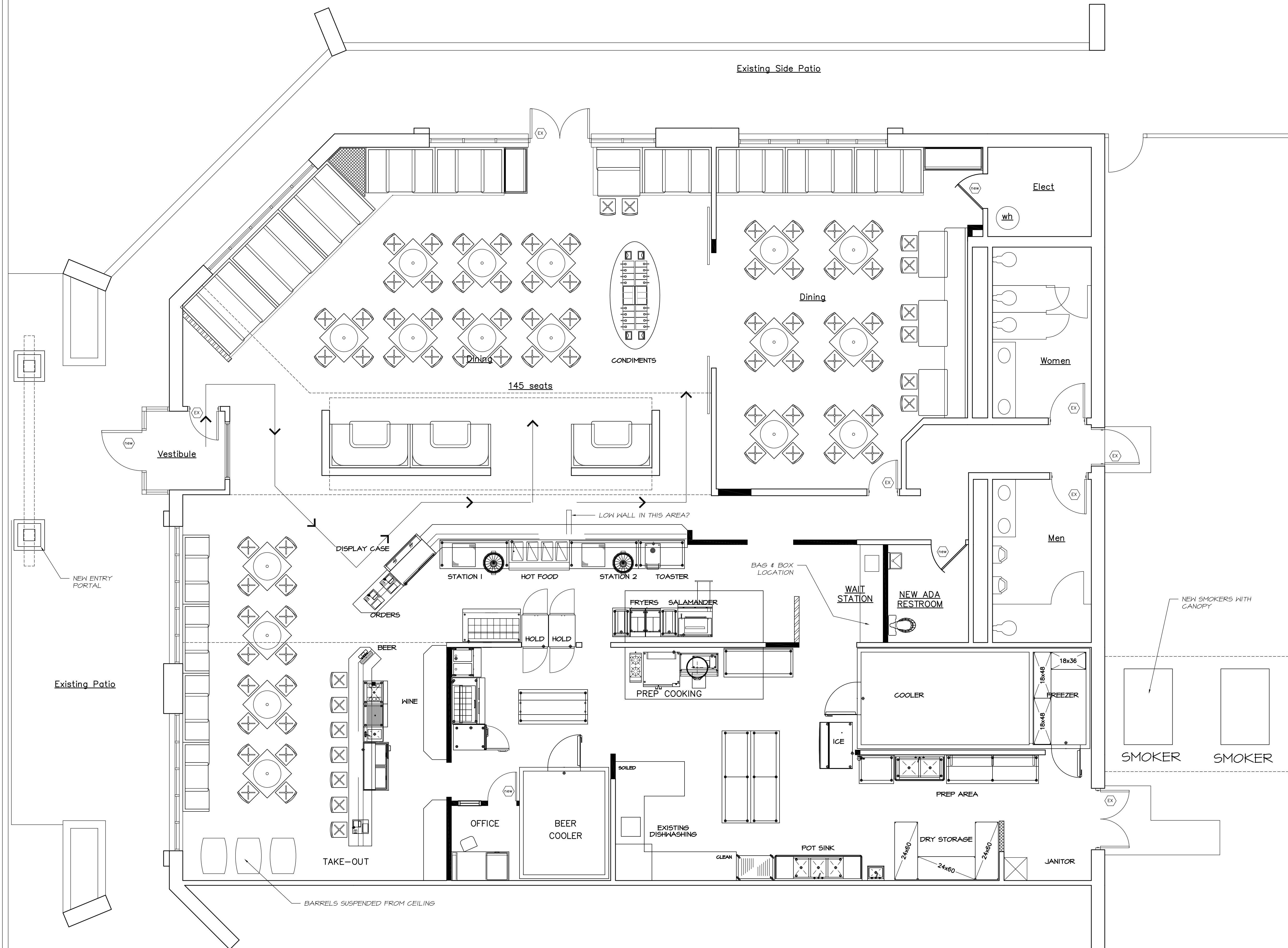
Description: View of the tenant space looking east from the entrance into Westgate Centre.

Wild Smoke

7-15-13 progress print
7-16-13 progress print
7-16-13 For Review
7-17-13 City of Creve Coeur Submittal

EQ1

Wild Smoke
2316 Olive Boulevard
2013.76



 **New Equipment Floor Plan**
1/4" = 1'-0"

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES
NUMBER 1954 AND 2067 AND AUTHORIZING THE ISSUANCE OF A NEW
CONDITIONAL USE PERMIT FOR A 5,190 SQUARE-FOOT FULL SERVICE
RESTAURANT LOCATED AT 12316 OLIVE BOULEVARD WITHIN WESTGATE
CENTER.**

WHEREAS, under Section 405.210 Table A, all restaurants in the “PC” Planned Community zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Andrew Kohn of Wildsmoke, to amend the prior conditional use permit (Ordinance No. 1954) to allow for outdoor smokers behind the building, in conjunction with the operation of a full service restaurant located in the tenant space addressed as 12312 Olive Boulevard, within Westgate Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 19, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 19, 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 conditional use, when subject to certain conditions set forth herein:

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

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

BILL NO. _____

ORDINANCE NO. _____

Section 1: Ordinances Number 1954 and 2067 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12316 Olive Boulevard, in the "PC" Planned Commercial zoning district, within the Westgate Centre, whose legal description is as follows:

Westgate Centre

A tract of land in U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri and being particularly described as follows:

Beginning at intersection of the Eastern Right-of-Way line of Tempo Drive and the Southern Right-of-Way line of Olive Street Road as widened. Thence along the Southern Right-of-Way line of Olive Street Road as widened North 61 degrees 12 minutes and 16 seconds East 83.02 feet to a point; thence continuing along said Southern Right-of-Way line of Olive Street Road as widened South 77 degrees 14 minutes and 50 seconds East 615.19 feet to a point; thence South 12 degrees 51 minutes 15 seconds West 388.47 feet to a point; thence South 89 degrees 50 minutes 58 seconds West 649.82 feet to a point aforementioned Eastern Right-of-Way line of Tempo Drive; thence along the Eastern Right-of-Way line of Tempo Drive around a curve to the right having a radius of 886.72 feet and arc distance of 280.92 feet to the point of tangency thereof; thence continuing along said Eastern Right-of-Way line of Tempo Drive North 12 degrees 51 minutes 15 seconds East 202.18 feet to the point of beginning, containing 7.11 acres +.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 5,190 square-foot, full service restaurant at 12316 Olive Boulevard, within the Westgate Centre, zoned "PC" Planned Community District.
2. Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
3. Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. 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 for the restaurant permitted by this ordinance.
5. There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
6. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
9. Any mechanical equipment installed for the site shall be located in the service ally or properly screened with approved materials.
10. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the

BILL NO. _____

ORDINANCE NO. _____

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

11. 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.
12. 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.
13. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 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.

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

BILL NUMBER 2015

ORDINANCE NUMBER 1954

AN ORDINANCE TO REPEAL ORDINANCE NUMBER 824 AND AUTHORIZE THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RESTAURANT (WITH OUTDOOR SEATING) LOCATED AT 12316 OLIVE BOULEVARD, IN THE WESTGATE CENTRE, IN THE "PC" PLANNED COMMUNITY DISTRICT.

WHEREAS, the restaurant, known as Culpeppers, has been operating at 12316 Olive Boulevard under operating conditions established in Ordinance Number 824.

WHEREAS, application was made by Mr. Norman Leve for a Conditional Use Permit to add outdoor seating for a food service establishment, known as Culpeppers Restaurant, at 12316 Olive Boulevard in the Westgate Centre development in the "PC" Planned Community District of the City of Creve Coeur, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur recommends approval of said request, and

WHEREAS, a Public Hearing was held by the City Council on Monday, August 24, 1998 at 7:30 P.M. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place, and purpose of said Public Hearing by publication in the St. Louis Countian on August 7, 1998 and in the West County Journal on August 10, 1998, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings, 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 three times before final passage by the City Council, 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 the public interest 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, as follows:

SECTION 1: Ordinance Number 824 is hereby repealed in its entirety and enacting in lieu thereof to read as follows:

1. This Conditional Use Permit shall be for the operation of an approximate 5,190 square foot food service establishment.
2. The hours of operation may be from 11:00 a.m. to 1:00 a.m. daily.
3. The floor plan for the proposed food service establishment shall be filed with the Creve Coeur Zoning Administrator, showing the type and location of all equipment, furniture, and other information which may be requested by the Building Official.
4. All signs for the food service establishment must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringes, lights, pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
5. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the food service establishment.
6. Any mechanical equipment installed for the food service establishment shall be properly screened with approved materials.
7. Any future enlargement, extension, expansion or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued.
8. Seasonal outdoor seating for this restaurant shall be limited to a maximum of 40 seats (22 on the north side and 18 on the west side). The tables must be located to allow for a clear and protected pedestrian path on the existing walkways. Additional lighting under the north side overhang shall be installed and maintained.
9. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.

10. There shall be a refuse container positioned for this food service establishment which conforms to standards set by the City for this particular site and shall include the installation of a hose bibb to service the refuse container area.

11. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s), including successive operator(s), owner(s) or manager(s), who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.

12. All conditions contained within this permit shall be posted upon the property in such a manner that it is visible to the public and the operator of said facility.

13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation or modification of said permit by the City Council provided, however, no permit shall be revoked or modified without prior notice to the owner of the intention of the City Council to revoke or modify this permit and reasonable time granted to the owner to correct or remedy any such breach of condition, except for repeated breaches or violations.

14. 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 not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.

15. The use of outdoor speakers for the amplification of music or spoken word shall be prohibited.

16. 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.

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.

Adopted by City Council this 14 day of September, 1998.


Judy Pass
City Council President

Approved this 14 day of September, 1998.


Annette Kolis Mandel
Mayor

Attest:


LaVerne Collins, CMC
City Clerk

106/224



**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-031 FOR A CONDITIONAL USE PERMIT FOR
CROSSROADS PRESBYTERIAN FELLOWSHIP
AT 11118 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, August 19, 2013

LOCATION: 11118 Olive Boulevard, south side of Olive Boulevard, west of Mary Meadows Lane. The property is zoned "GC" General Commercial District.

REQUEST: An application has been submitted for a conditional use permit and site development plan for the exterior modifications to the existing building and site, for a 6,817 square foot church. Site improvements include new landscaping, and parking lot lighting.

ADDITIONAL INFORMATION: Religious organizations (NAICS 813110) require a conditional use permit in all of the zoning districts. The original building was built in 1980, as a commercial building with pre-existing non-conforming site coverage. Aside from a seasonal temporary use, the building has remained vacant for approximately 10 years.

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

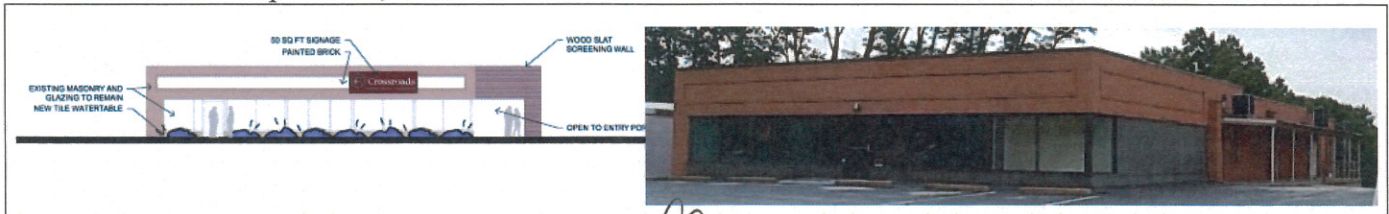
- East Olive Corridor Action Area
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses Table A Permitted and Conditional Uses
- Section 405.360: "GC" General Commercial
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Daniel Song
Crossroads Presbyterian Fellowship
2640 Oakview Terrace
Maplewood, MO 63143

APPLICANT'S REPRESENTATIVE: Clinton Enyeart
8240 Swarthmore St.
Saint Louis, MO 63130



REPORT PREPARED BY:

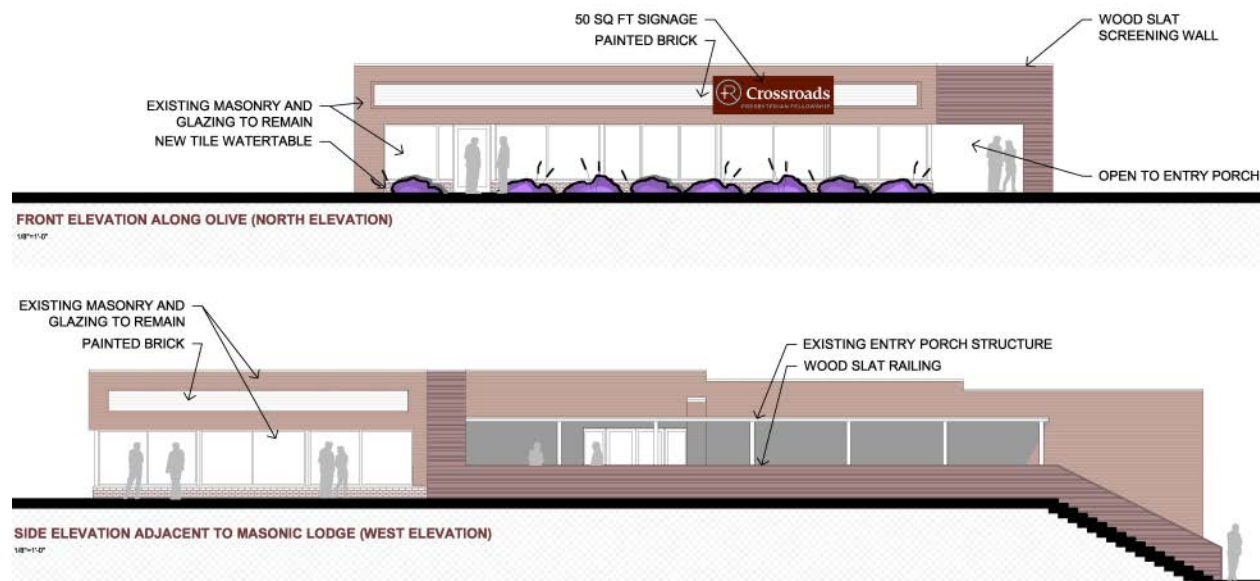
Whitney Kelly
Whitney Kelly, AICP

8/16/2013
Date

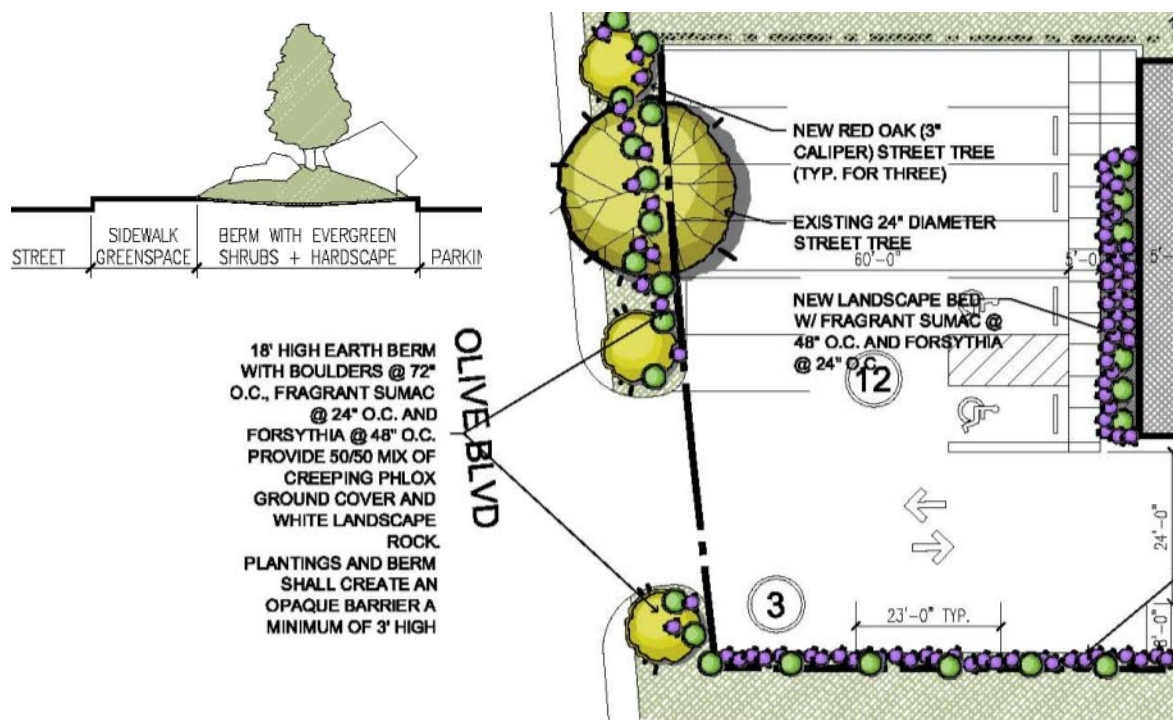
ATTACHMENTS: Applicant's Materials submitted July 19 and revised August 14, 2013
Draft Ordinance

PROPOSAL

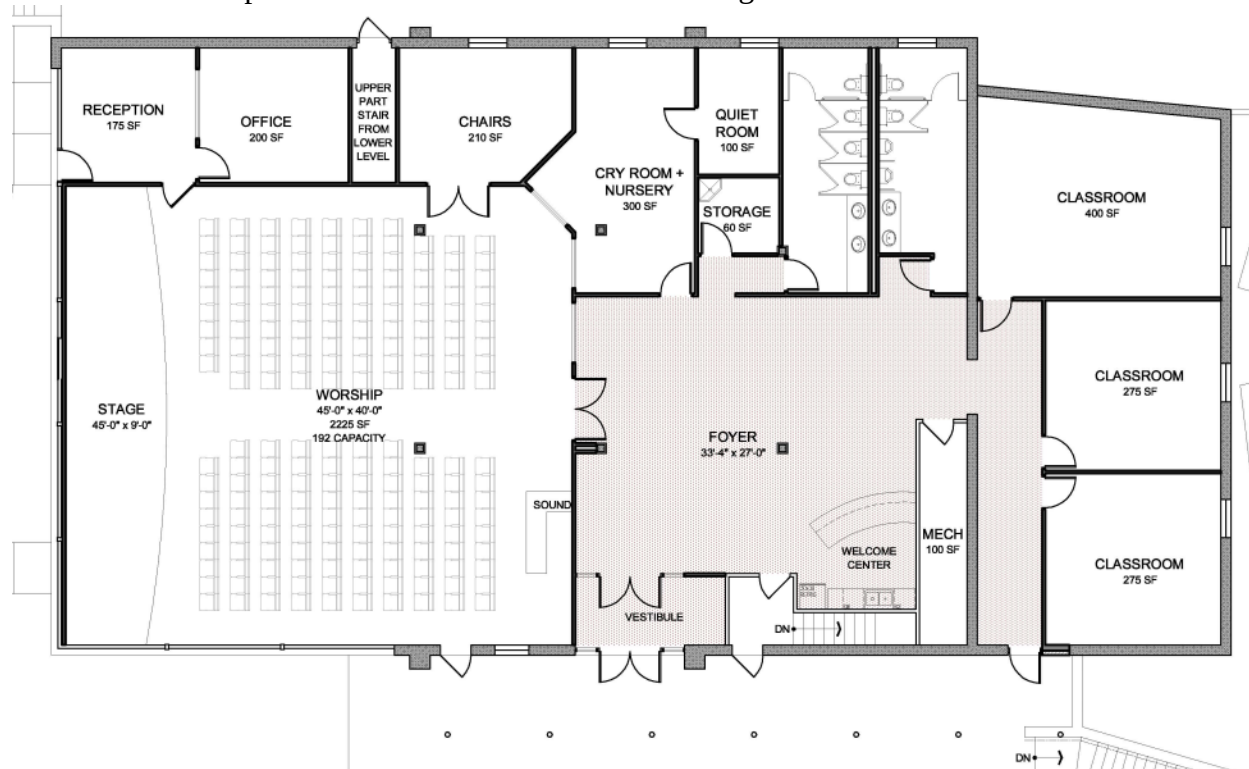
The Applicant is proposing to renovate the existing building by providing a new wood slat screening around the side canopy entrance of the building and a new tile water table below the windows along the north elevation, per the drawings below:



The applicant will also provide new landscaping along Olive Boulevard to meet with the intent of a “green line” park and provide an opaque screen along Olive Boulevard to screen the headlights, creating new islands in the rear parking, and new vinyl privacy fence along the rear property line. Below is a close up of the proposed landscaping for the front of the building:



Below is a close up of the interior remodel of the building:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Mobile Gas Station	GC District	Olive Boulevard
South	Residential	C Single Family Residential	NA
East	Complete Music	GC District	NA
West	Masonic Lodge	GC District	NA

COMPREHENSIVE PLAN REVIEW

The subject site is located within the East Olive Corridor Action Area within the key property area two of the Comprehensive Plan that recommends that as redevelopment and new investment occurs, the area will be encouraged to remain commercial, with uses limited to neighborhood-oriented commercial. Redevelopment should be designed to protect and be compatible with the adjacent residential area. The church is located between the renovated Complete Music building and the institutional use of the Masonic Temple. Religious uses are low-intensity and neighborhood in character, which is consistent with the adjacent institutional and commercial uses and the recommendations of the Comprehensive Plan.

DESIGN GUIDELINES

The Applicant is providing significant new landscaping throughout the site and along Olive Boulevard that includes new street trees and hardscape that will meet with the intent of the “green line” recommended by the Comprehensive Plan and Design Guidelines and provide screening of the headlights along Olive Boulevard. New landscape islands are adding 620 square feet of new greenspace to the site.

Exterior improvements include a new wood-slatted screening along the existing canopy on the north and east elevations is an improvement to the building, and screens the existing mechanical equipment from view, consistent with the following Design Guidelines:

Chapter 2 / Buildings

E. Materials/Colors

- 1. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining building and properties. Natural, traditional building materials are encouraged. A preference should be given toward “green” building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*
- 2. Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials used around the ground floor of the building. Preferred building materials include stone, brick, architectural precast concrete, aluminum and glass. The materials selected should require minimal maintenance. Their color should be integral to the materials and not be painted on.*

The Applicant has indicated painting over the brick within the sign band, where the Design Guidelines recommend maintaining natural materials. The Applicant has indicated that this was done in an effort to tie in the painted brick of the adjacent property to the east with this building and the brick building to the west, and highlight the brick architectural detail on the building. Ultimately it is up to the Planning and Zoning Commission Members if they find that this is an appropriate accent for the building. If the Commission members wish to allow for the painted brick, Staff recommends that the color be consistent with the light grey of the adjacent building. A condition of approval for the color will need to be included in the draft ordinance.

One concern relates to the follow design guideline:

Chapter5 / 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.*

Currently, there is an above-ground utility line servicing the building. Therefore, Staff also recommends a condition of approval requiring the undergrounding of the utilities on site per the Design Guidelines above.

PEDESTRIAN PLAN REVIEW

The Pedestrian Plan provides various service and design expectations for a complete pedestrian system in the city. The Pedestrian Plan identifies Olive Boulevard as a primary street with a

recommended sidewalk corridor width of 15 feet, with the street trees between the street and the sidewalk (page A-17). The subject property has an existing five-foot wide sidewalk that abuts the curb. Since the Applicants are proposing to utilize the site as is, a new sidewalk is not currently proposed. The front parking lot directly abuts the north property line, that is approximately 10 feet from the sidewalk and there is no cross-access to the adjacent properties. As was discussed with the site development plan for the adjacent property, Complete Music, a sidewalk easement should be recorded now in the event that any future redevelopment allows for moving the sidewalk further away from Olive Boulevard and for providing cross-access to the adjacent properties. The draft ordinance, therefore includes similar easement requirements as 11100 Olive Boulevard:

- Prior to issuance of any building permits related to the approved plan, the property owner shall record the following easements in a form approved by the City Attorney:
 1. A cross-access easement to the adjacent properties to the east and west allowing access over the north half of the shared property boundary.
 2. A sidewalk and pedestrian easement within an area adjacent to the northern property line, to match with the already recorded access easement of the adjacent property at 11100 Olive Boulevard to allow for pedestrian access and placement of a six-foot wide sidewalk.

ZONING REVIEW

Churches are permitted with conditions in all zoning districts within the city. As the applicant is utilizing the existing building with only cosmetic changes, zoning review is limited to the parking lot improvements:

Parking

Parking regulations for places of worship and other places of public assembly are discussed under Section 405.820(B)(3) Required Off-Street Parking Spaces for one space for each four seats. The proposed floor space indicates 192 seats, thus requiring 48 spaces, where the site plan indicates 46 spaces are provided. Staff therefore has included a condition that maximum seating will be limited to 184 seats.

Landscaping

The site has pre-existing non-conforming site coverage. As indicated in the attached site survey, the existing parking lot along the west property line extends over the property line onto the adjacent property. The Applicant is proposing to remove some of the asphalt to provide for a greenspace buffer between the properties, in addition to providing new landscape islands in the rear parking lot, that is consistent with the requirements of Section 405.540(F)(3) which requires a minimum of 10 square feet of interior landscaped for each 350 square feet of paved area within the parking lot and aisles. Of the 20,500 sq. ft. of paved area, 585.7 square feet of landscaped islands are required, with 620 square-feet proposed. Thus the applicant is decreasing the degree of the nonconforming nature of the property from 90.9% to 88.4% site coverage. However, the landscape plan did not indicate that an underground irrigation system will be installed, so a condition of approval includes such per Section 405.540(F)(10) that states:

“All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of

grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.”

Lighting

The Applicant will be adding two new parking lot lights in the rear parking lot, one new fixture in the front parking lot along the north property line, and replacing all of the existing building lighting. All fixtures are downcast and fully shielded, and should meet with the illumination requirements below, 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:

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.*

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit can meet all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance with the conditions identified by staff. Conditions listed below stipulate these modifications but are otherwise, customary conditions that are consistent with prior approvals for a church which are included in the draft ordinance:

- The conditional use permit shall be for the operation of 6,817 square foot square-foot, religious organization at 11118 Olive Boulevard with a maximum of 184 seats.
- The site shall be developed and maintained in conformance with the “Site Development Plan for Crossroads Presbyterian Fellowship” and “Landscape Plan for Crossroads Presbyterian Fellowship” prepared by Clinton Enyeart, last dated August 14, 2013.
- Prior to issuance of any building permits related to the approved plan, the property owner shall record the following easements in a form approved by the City Attorney:
 - A cross-access easement to the adjacent properties to the east and west allowing access over the north half of the shared property boundary.
 - A sidewalk and pedestrian easement within an area adjacent to the northern property line, to match with the already recorded access easement of the adjacent property at 11100 Olive Boulevard to allow for pedestrian access and placement of a six-foot wide sidewalk.
- 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

North and East Building Elevations for Crossroads Presbyterian Fellowship last dated July 19, 2013 as bound together and submitted in conjunction with Application #13-031.

- 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 for Crossroads Presbyterian Fellowship” last dated August 14, 2013 as bound together and submitted in conjunction with Application #13-031, except per the conditions below.
- The Applicant shall underground the customer service utilities on site.
- 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. An underground irrigation system shall be installed to meet with the requirements of Section 405.540(F)(10) of the Zoning Code.
- All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- Any mechanical equipment installed for the site shall be properly screened with approved materials.
- Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

ACTION

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

MOTION

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

“I move to recommend approval of Application #13-031 for a Conditional Use Permit for Crossroads Presbyterian Fellowship located at 11118 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of August 19 2013” (conditions may be added, eliminated, or modified by preceding motion).

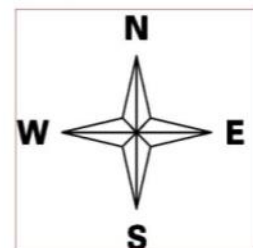
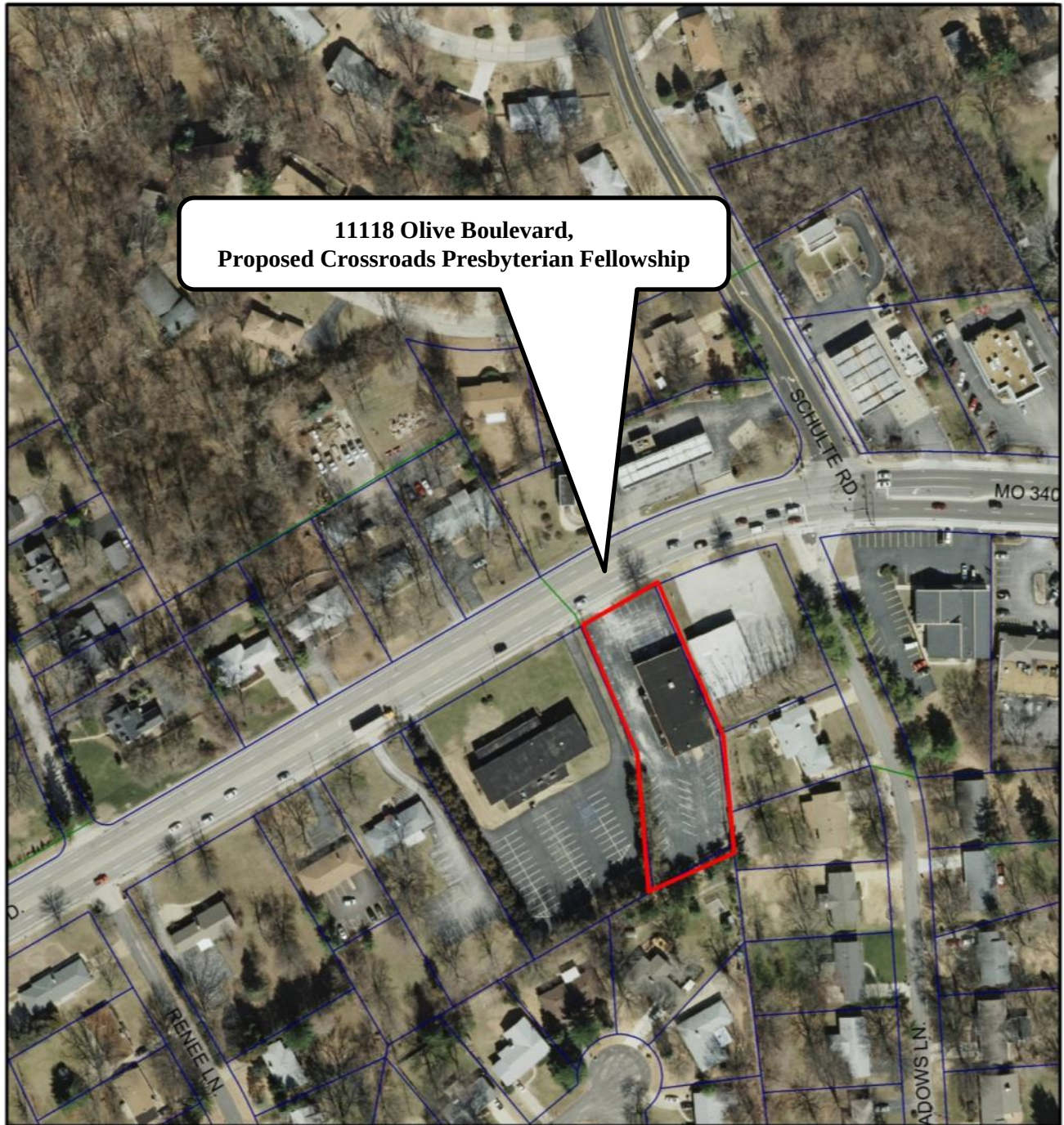
APPENDIX 1: COMPREHENSIVE PLAN

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.

Aerial Photo



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 08/13/2013
	Description: View of the existing building looking southeast from Olive Boulevard.
	Description: View of the west elevation looking north from the rear parking lot at the existing canopy structure.
	Description: View of the rear of the building looking north from the rear parking lot.



Description: View looking south along the east property line. Note the grade change between the subject property and the adjacent property to the east.



Description: View of the adjacent property to the west, the Rose Hill Masonic Temple.



Description: View of the commercial development across Olive Boulevard.



city of **CREVE COEUR**
PLANNING DIVISION

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Daniel Song</u> Name	<u>CLINTON ENYEART</u> Name
<u>Crossroads Presbyterian Fellowship</u> Company (If Applicable)	<u>ST LOUIS DESIGN ALLIANCE</u> Company (If Applicable)
<u>2640 Oakview Terr</u> Address	<u>8240 SWARTHMORE CT</u> Address
<u>Maplewood, MO 63143</u> Address	<u>ST LOUIS, MO 63130</u> Address
Telephone # <u>314-644-0030</u>	Telephone # <u>314-863-1313</u>
Fax # _____	Fax # <u>-</u>
Email: <u>daniel@crossroadspres.com</u>	Email: <u>clintonenyeart@gmail.com</u>
 Applicant's Signature	 Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
<u>11118 Olive Blvd</u> Address	_____ Name
<u>Creve Coeur, MO 63141</u> Address	_____ Company (If Applicable)
_____ Development Name (if any)	_____ Address
<u>General Commercial</u> Current Zoning	_____ Address
_____ Prior CUP Approvals (if known)	_____ Telephone #
_____	_____ Fax #
_____	_____ Email:
	_____ Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Please see attached sheet.

Gross Floor Area – Existing and Proposed: 6817 sf

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: Four

Hours of Operation: Sunday, 9am-11am; Mon-Fri, 9am-5pm

Current or Most Recent Use of the Property: Home decorators outlet

Will the applicant apply for a liquor license: Yes _____ No X

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

- | | |
|--|--|
| ☒ Rationale | ☒ Building elevations for new construction |
| ☒ Site plan | ☒ Photographs of existing structures |
| ☒ Access and parking plan; (may be shown on site plan) | ☒ Materials samples |
| ☒ Landscape plan | ☒ Fees: \$250 (non-refundable) |
| ☒ Floor plan | ☒ \$2000 (refundable deposit) |
| ☒ Electronic copies of all materials | ☒ Other items as requested by staff |

Preferred Public Hearing Date: Monday, August 19, 2013.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11

General Description of Business:

Crossroads Presbyterian Fellowship is a local church (affiliated with the Presbyterian Church in America) that is committed to share the good news of Jesus. This is done by the faithful preaching of the Scriptures and by meeting the spiritual, physical, and emotional needs of our surrounding community.

In 2003, Crossroads planted its first site in Maplewood, and since its inception, we have made concerted efforts to benefit the city. One example is our partnership with the Richmond Heights/Maplewood school district to begin Joe's Place as featured in the St. Louis Post Dispatch (http://www.stltoday.com/suburban-journals/metro/education/joe-s-place-a-place-for-the-displaced/article_16a1566a-b8bb-50da-ab80-e4998b161c6c.html). Joe's Place offers homeless teenage boys a caring home environment which has enabled them to graduate from high school and create positive futures for themselves.

In 2009, Crossroads established a second worship site in Creve Coeur with the goal of demonstrating God's care for all people just as we have done in Maplewood. Worship space, however, has been difficult to come by. We first worshipped at the AMC 12 and are currently worshipping in the Olivette Community Center.

Since 2009, we have grown in number and diversity. We have approximately 100 members comprised of 30 children, 20 college students from WashU, and 50 adults. Of the 100 members, 65% are Asian-American, 30% Caucasian, and 5% other. We have had the privilege of coming alongside the surrounding community through coaching sports leagues, volunteering at Spoede Elementary School, and providing assistance for families in need in the Ladue School District.

Rationale:

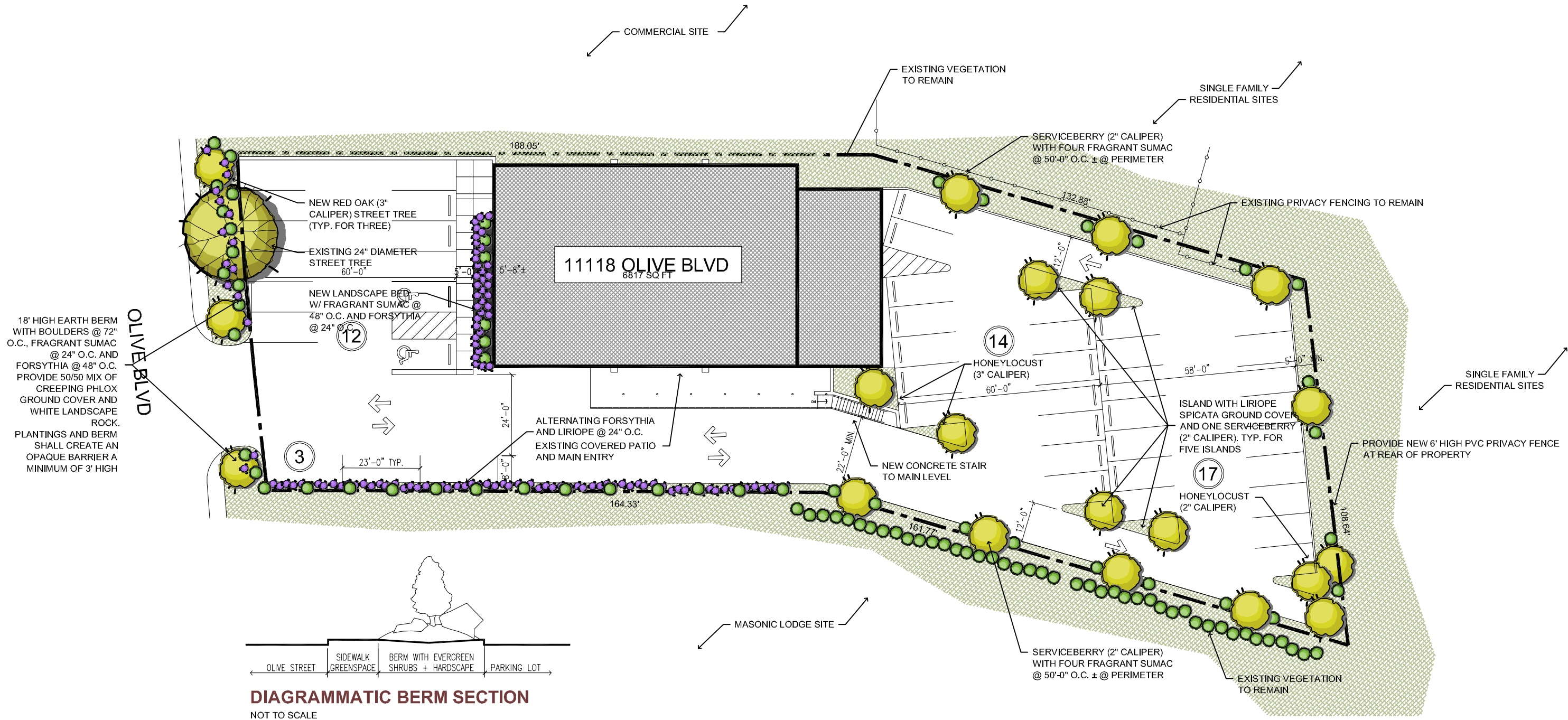
As a church that has now been in the Creve Coeur/Olivette community for the past four years, we have been committed to seeing every facet of life flourish, i.e. schools, neighborhoods, businesses, families, and much more. The approval of a conditional use permit would allow us to establish a permanent presence in the city of Creve Coeur and communicate that we are committed to seeing the city flourish.

Renting from the AMC 12 movie theatre and the Olivette Community Center for the past four years has prevented us from reaching the full potential of our mission as a church. We desire to have a consistent, visible presence in the area which could serve as a connecting point for both our members and the community as a whole. This would clearly be of great benefit to Crossroads, but we believe the approval of a conditional use permit would also serve to benefit the city of Creve Coeur in the following ways:

- Beautify and bring back to life a building that has been vacant for about eight years, which also increases security on the site.
- Promote the surrounding businesses that our members would frequent.
- Encourage existing members to continue to move into the city of Creve Coeur which has already been happening in the past year.
- Lessen the impact of the surrounding residences by erecting visual barriers.

Further, as we commit ourselves to revive and restore a building that has been vacant for so long, our plans include the following changes to the building and landscape design:

- Much of the building exterior is in good shape, with quality, long-lasting materials. Most of the existing façade will be maintained.
- The west façade will be opened up to uncover existing glazing that's been obscured by unsightly panels, and a new decorative railing will be installed to separate the building entry from the existing drive lane. This railing will extend vertically to create a screen for mechanical equipment.
- A new earth berm with plantings will line Olive Blvd., providing a visual buffer for the existing parking lot.
- Fencing will be added at the rear of the property to shield residential properties from parking lot activities.
- New fully shielded site lighting will be added to increase security and safety.
- Landscaped islands and buffer strips will be installed to break up the current monotonous expanse of asphalt.



CONCEPTUAL LANDSCAPING PLAN
1"=30'-0"

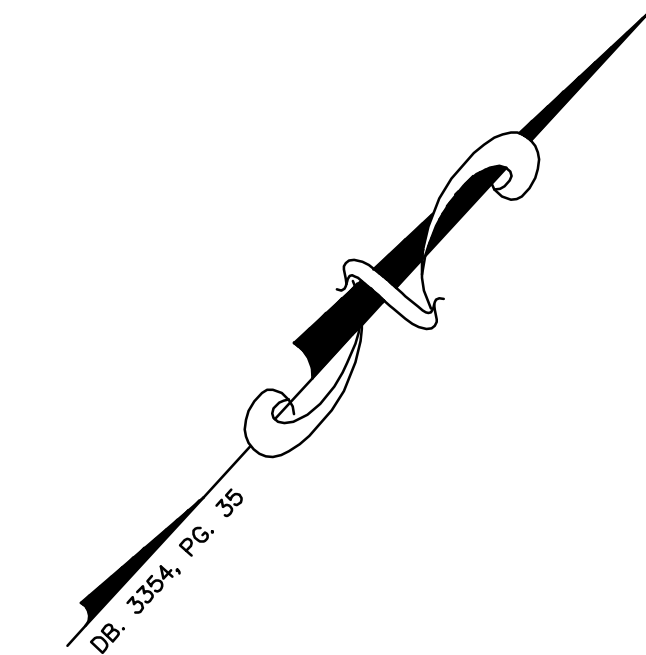
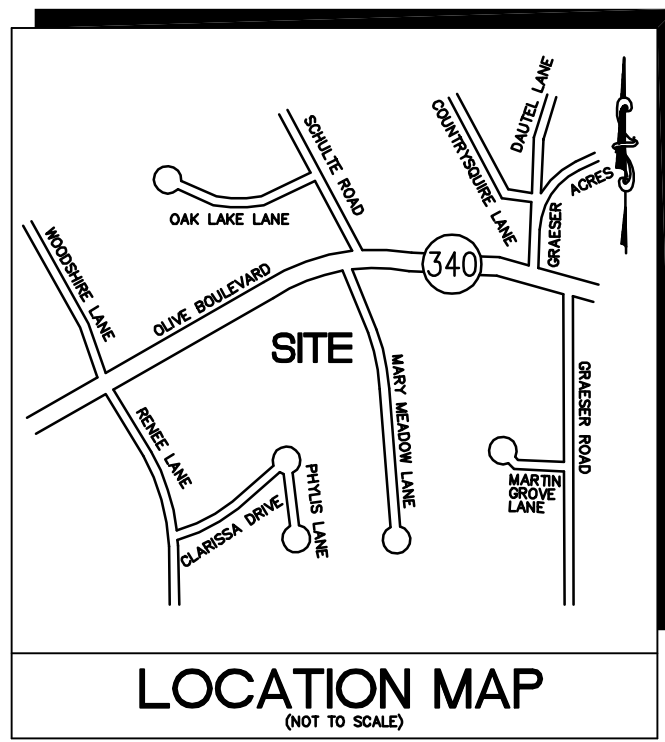


CROSSROADS PRESBYTERIAN FELLOWSHIP

POTENTIAL NEW CREVE COEUR WORSHIP SITE - 11118 OLIVE BLVD, CREVE COEUR, MO

"ALTA/ACSM LAND TITLE SURVEY"

A TRACT OF LAND BEING PART OF U.S. SURVEY 1962 AND ALSO PART OF SECTION 2
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

NOTES:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Investors Old Republic Title Company, File No. 0909562 with an effective date of October 2, 2009 at 8:00 a.m. for research of vesting title, easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered herein is FEE SIMPLE, and title to there is at the effective date thereof vested in:

Fifth Third Bank

(3) Title Commitment File No. 0909562 Special Exceptions:

(a) Items No. 5 Subject to Easement(s) to The Metropolitan St. Louis Sewer District recorded in Book 5861 Page 59 and Book 7913 page 513, "SHOWN"

(b) Item No. 6 - Subject to Easement granted to Union Electric Company as recorded in Book 5735 Page 304 of the St. Louis County Records, "SHOWN"

(c) Item No. 7 Subject to Easements granted to the City of Creve Coeur recorded in Plat Book 67 page 28, "SHOWN"

(4) Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County and Incorporated Areas per Map No. 29189C0116 H with an effective date of August 2, 1995

(5) Present Zoning: "General Commercial District", City of Creve Coeur

Yard and Setback Requirements:

(a) Minimum Front Yard: No building or structure shall be located closer than ten feet (10') from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty feet (50') from the right-of-way. The provisions of Section 226-26 shall prevail where applicable on major streets and highways. In every instance, the first ten feet (10') of the front yard setback from the right of way shall be provided with and maintained with sidewalks, unless approved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

(b) Minimum Side Yard: Twelve Feet (12')

(c) Minimum Rear Yard: Twenty Feet (20')

(d) Buffer Yard: Notwithstanding the provisions of Paragraphs 42.5(d)(3) above, any tract or site abutting or adjoining a single family residential zoning district shall provide a buffer yard of twenty feet (20') on all sides that abut the single family district. The minimum required buffer yard shall be increased in five (5') ft. increments up to a maximum of forty feet (40'), for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface, and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

(6) Subject property has 72 regular parking spaces and 2 handicap parking spaces. Total number of parking spaces = 74.

(7) Underground utilities and facilities have been located from survey and record information, and their location and size should be considered as approximate only.

(8) There is no observable evidence of earth moving work, building construction or building additions within recent months.

(9) There is no changes in street right-of-way lines, either completed or proposed, and available from the controlling jurisdictions.

(10) There is no observable evidence of recent street or sidewalk construction or repairs.

(11) There is no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.

(12) () denotes record information.

(13) Basis of bearings: Bearing of North 7 degrees 45 minutes 00 seconds West along Southwestern line of subject property adopted from Deed Book 3354 Page 35.

(14) Square footage of buildings was calculated from outside dimensions approximately five feet (5') above grade for the first floor only.

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET COTTON PICKER SPINDLE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
BUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

ABBREVIATIONS

C.O. - CLEANKUT
DB. - DEED BOOK
E - ELECTRIC
FL - FLOWLINE
FT - FEET
FND. - FOUND
G - GAS
M.H. - MANHOLE
N/F - NOW OR FORMERLY
PB. - PLAT BOOK
PG. - PAGE
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
SQ. - SQUARE
T - TELEPHONE CABLE
V.C.P. - VENTURED CLAY PIPE
W - WATER
(86'W) - RIGHT-OF-WAY WIDTH

LEGAL DESCRIPTION

Parcel 1: A tract of land in US Survey 1962, Township 45 North, Range 5 East, in St. Louis County, Missouri and described as follows:

Beginning at a point in the South line of Olive Street Road, 60 feet wide distant 152.50 feet, South 84 degrees 36 minutes West from an old stone set at the Northeast corner of property conveyed to John F. Krenner by deed recorded in Book 380 Page 116 as said property is shown on survey in survey Record Book 10 Page 286; thence South 67 degrees 07 minutes West along the South line of Olive Street Road, 150 feet to a point; thence South 22 degrees 53 minutes East 200 feet to a point; thence North 67 degrees 07 minutes East 150 feet to a point; thence North 22 degrees 53 minutes West 200 feet to the point of beginning. Excepting therefrom that part conveyed to the State of Missouri for the widening of Olive Street Road by deed recorded in Book 5437 Page 110.

Parcel 2: A tract of land situated in US Survey 1962 and partly in Section 2, Township 45 North, Range 5 East and described as follows:

Beginning at a point in the Southeast line of Olive Street at the Northwest corner of property conveyed to Garrett H. Lamb and wife by deed recorded in Book 3354 Page 35 of the St. Louis County Records; thence along the Southeast line of Olive Street Road, North 59 degrees 15 minutes East 93.10 feet and North 67 degrees 07 minutes East 7.57 feet to a point; thence South 23 degrees 51 minutes East 204.57 feet to a point; thence South 7 degrees 45 minutes East 132.88 feet to the Northeast corner of Lot 34 of Win-Dan Meadows, a subdivision the plat of which is recorded in Plat Book 69 Page 21 of the St. Louis County Records; thence along the Northern line of said Lot 34, South 59 degrees 15 minutes West 108.64 feet to a corner of property so conveyed to Lamb and wife as aforesaid; thence along Lamb's Western line North 7 degrees 45 minutes West 161.77 feet and North 23 degrees 51 minutes West 179.07 feet to the point of beginning, being part of a larger parcel of land shown on a survey thereof executed by the Elbert Surveying Company during the month of November, 1953. Excepting therefrom that part of captioned property conveyed to the State of Missouri by deed recorded in Book 5437 Page 110 of the St. Louis County Records.

SURVEYOR'S CERTIFICATION

To: Fifth Third Bank (St. Louis), a Michigan banking corporation and Old Republic Title Company.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and include items 1-6, 7(a), 7(b), 7(c), 8-10, 11(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Daniel Ehlmann, Missouri P.L.S. No. 2215

"ALTA/ACSM LAND TITLE SURVEY"
OLIVE BLVD. & MARY MEADOW LANE

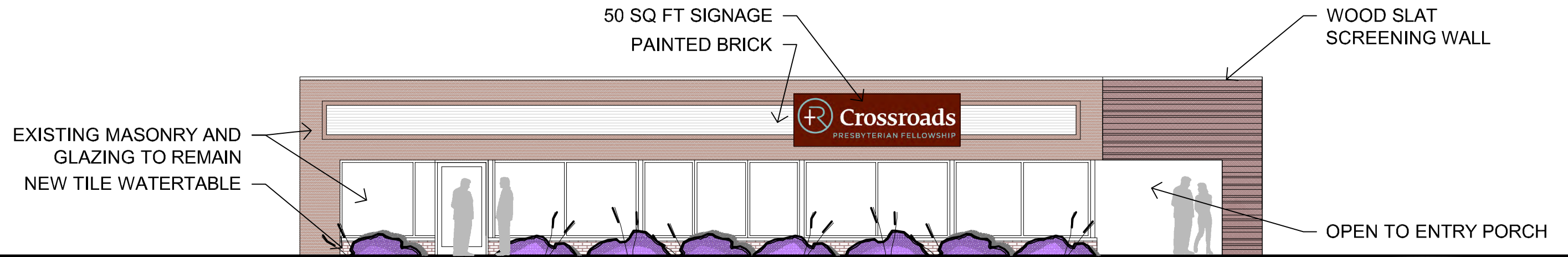
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Center
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockeng.com
Web: www.stockassoc.com

DRAWN BY: J.K. DATE: 11/6/09 CHECKED BY: D.M.E. DATE: 11/6/09 JOB NUMBER: 209-4521 SHEET: 1 of 1



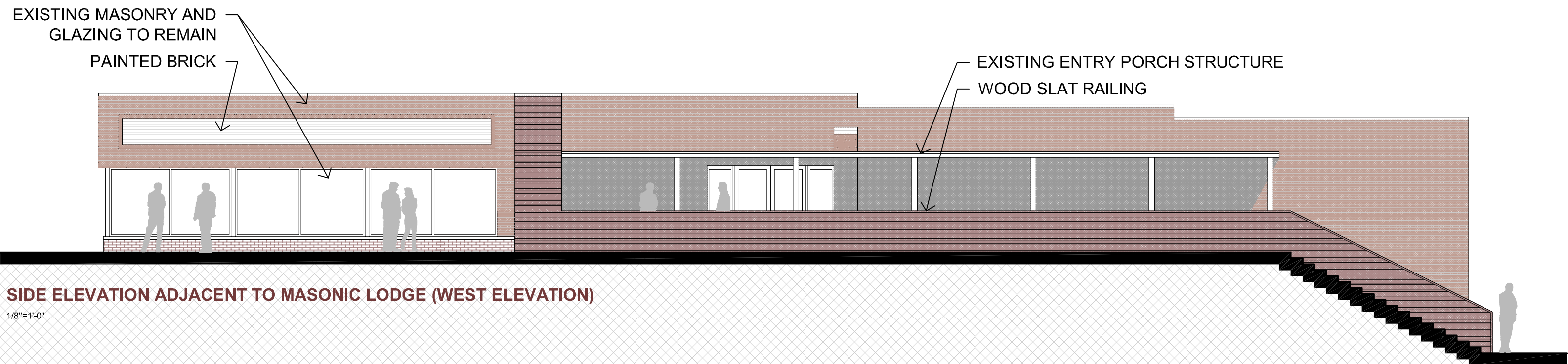
CROSSROADS PRESBYTERIAN FELLOWSHIP

POTENTIAL NEW CREVE COEUR WORSHIP SITE - 11118 OLIVE BLVD, CREVE COEUR, MO



FRONT ELEVATION ALONG OLIVE (NORTH ELEVATION)

1/8"=1'-0"



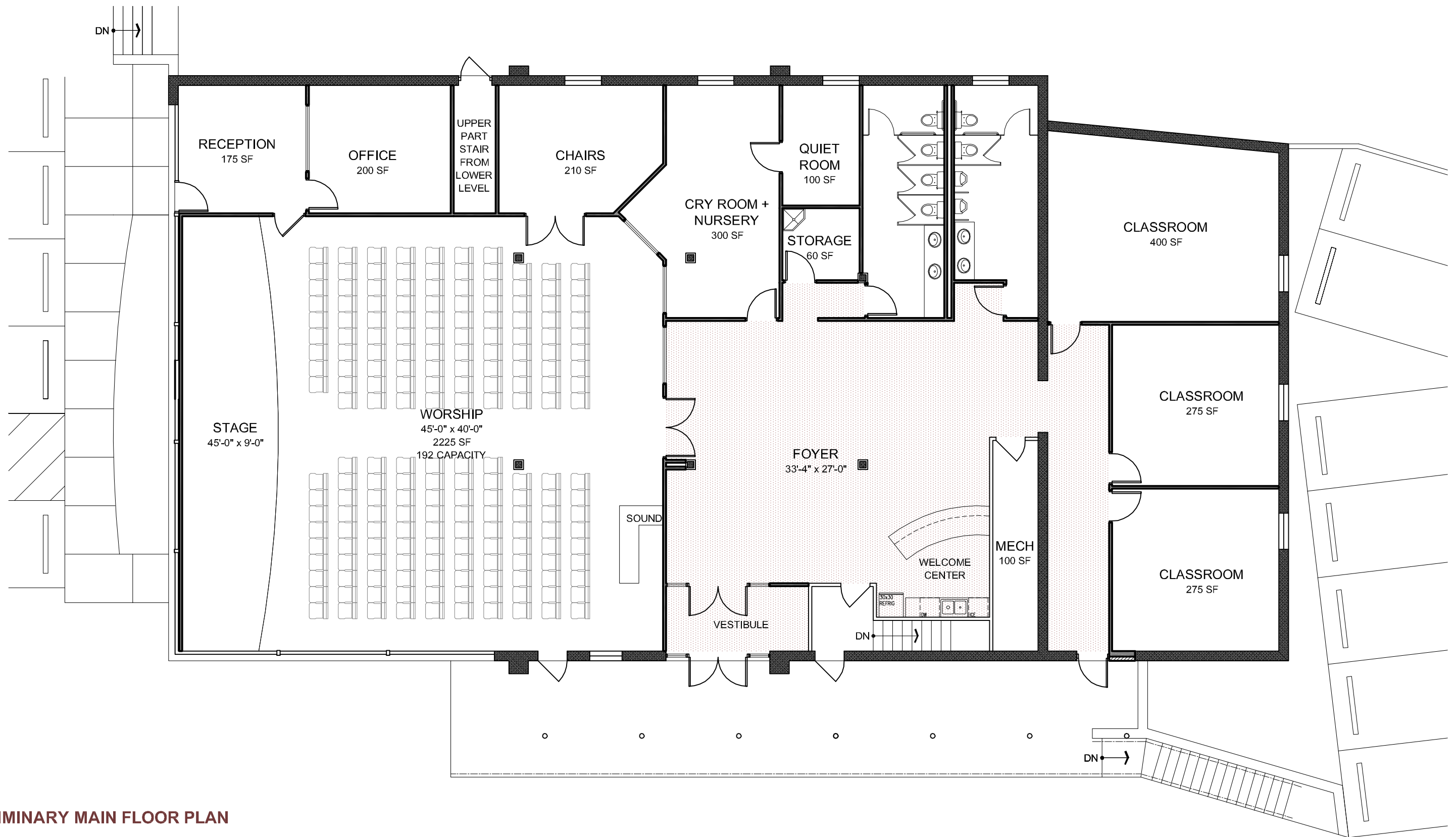
SIDE ELEVATION ADJACENT TO MASONIC LODGE (WEST ELEVATION)

1/8"=1'-0"



CROSSROADS PRESBYTERIAN FELLOWSHIP

POTENTIAL NEW CREVE COEUR WORSHIP SITE - 11118 OLIVE BLVD, CREVE COEUR, MO



PRELIMINARY MAIN FLOOR PLAN
1"=10'-0"



CROSSROADS PRESBYTERIAN FELLOWSHIP

POTENTIAL NEW CREVE COEUR WORSHIP SITE - 11118 OLIVE BLVD, CREVE COEUR, MO

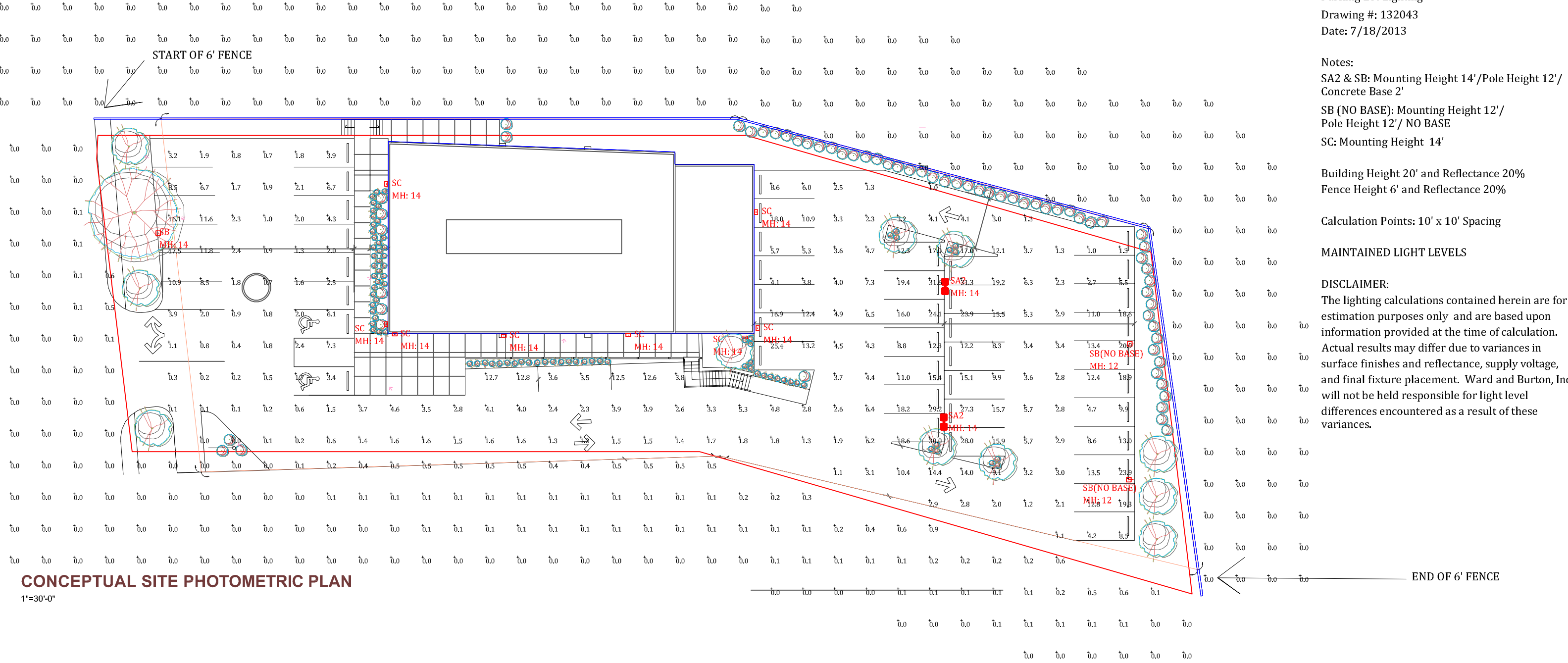
Notes:
SA2 & SB: Mounting Height 14'/Pole Height 12'/
Concrete Base 2'
SB (NO BASE): Mounting Height 12'/
Pole Height 12'/ NO BASE
SC: Mounting Height 14'

Building Height 20' and Reflectance 20%
Fence Height 6' and Reflectance 20%

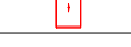
Calculation Points: 10' x 10' Spacing

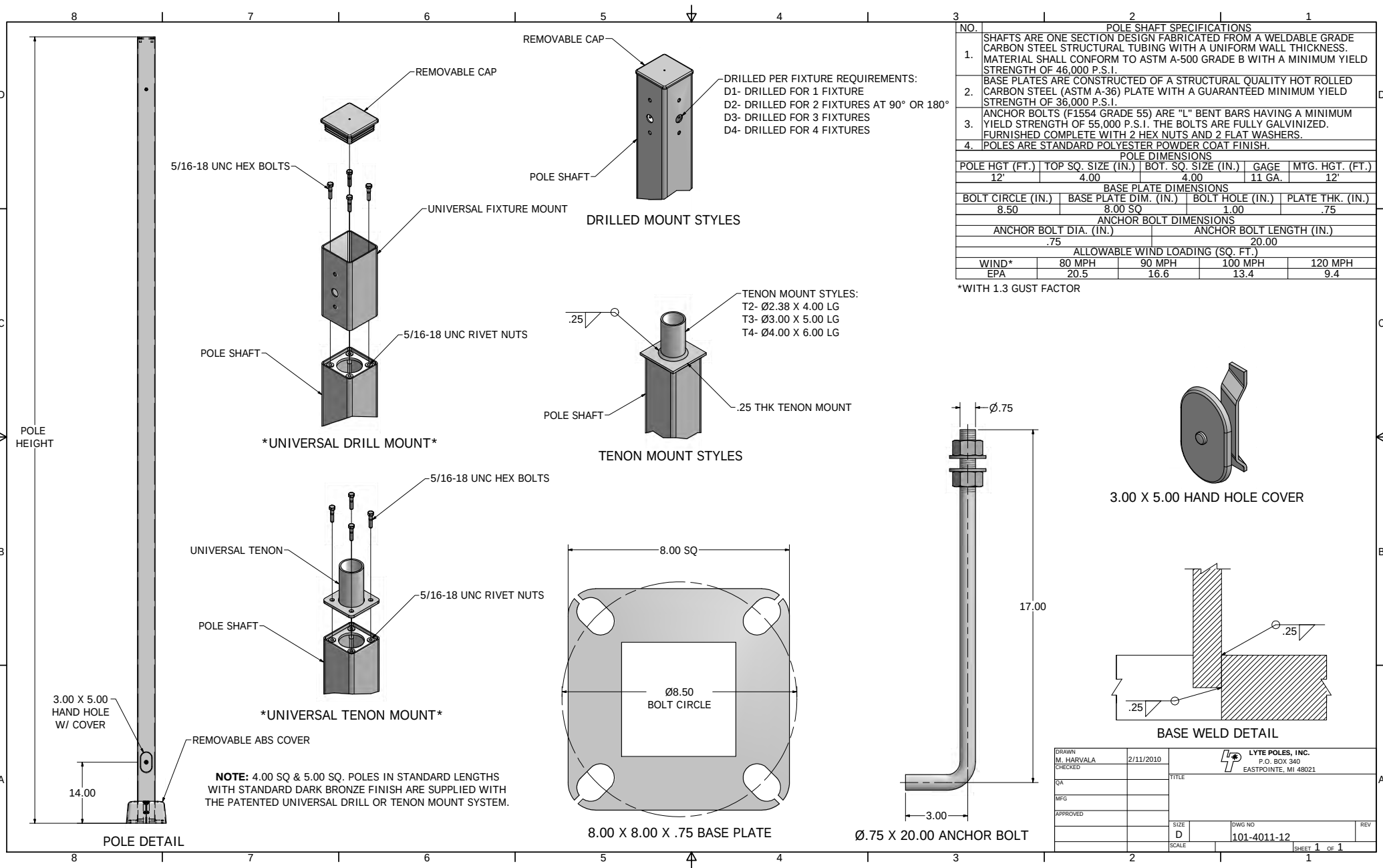
MAINTAINED LIGHT LEVELS

DISCLAIMER:
The lighting calculations contained herein are for
estimation purposes only and are based upon
information provided at the time of calculation.
Actual results may differ due to variances in
surface finishes and reflectance, supply voltage,
and final fixture placement. Ward and Burton, Inc.
will not be held responsible for light level
differences encountered as a result of these
variances.



CONCEPTUAL SITE PHOTOMETRIC PLAN
1"=30'-0"

Luminaire Schedule							Calculation Summary							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
	2	SA2	BACK-BACK	30000	0.750	EMCO AVA-2-F-320PSMH-VOLTS-BRP/LYTE POLES 101-4011-12-D2@180-DB	Parking Lot	Illuminance	Fc	6.72	31.6	0.0	N.A.	N.A.
	1	SB	SINGLE	30000	0.750	EMCO AVA-1-F-320PSMH-VOLTS-BRP-EHS/LYTE POLES 101-4011-12-D1-DB	SPILL LIGHT BEHIND CHURCH	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
	2	SB(NO BASE)	SINGLE	30000	0.750	EMCO AVA-1-F-320PSMH-VOLTS-BRP-EHS/LYTE POLES 101-4011-12-D1-DB	SPILL LIGHT RESIDENTIAL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
	8	SC	SINGLE	30000	0.750	DAYBRITE WTL320PMT-FWT-LP	SPILL LIGHT STREET	Illuminance	Fc	0.10	0.9	0.0	N.A.	N.A.



POLE SHAFT SPECIFICATIONS				
NO.				
1.	SHAFTS ARE ONE SECTION DESIGN FABRICATED FROM A WELDABLE GRADE CARBON STEEL STRUCTURAL TUBING WITH A UNIFORM WALL THICKNESS. MATERIAL SHALL CONFORM TO ASTM A-500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46,000 P.S.I.			
2.	BASE PLATES ARE CONSTRUCTED OF A STRUCTURAL QUALITY HOT ROLLED CARBON STEEL (ASTM A-36) PLATE WITH A GUARANTEED MINIMUM YIELD STRENGTH OF 36,000 P.S.I.			
3.	ANCHOR BOLTS (F1554 GRADE 55) ARE "L" BENT BARS HAVING A MINIMUM YIELD STRENGTH OF 55,000 P.S.I. THE BOLTS ARE FULLY GALVANIZED. FURNISHED COMPLETE WITH 2 HEX NUTS AND 2 FLAT WASHERS.			
4.	POLES ARE STANDARD POLYESTER POWDER COAT FINISH.			
POLE DIMENSIONS				
POLE HGT. (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
12'	4.00	4.00	11 GA.	12'
BASE PLATE DIMENSIONS				
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)	
8.50	8.00 SQ	1.00	.75	
ANCHOR BOLT DIMENSIONS				
ANCHOR BOLT DIA. (IN.)		ANCHOR BOLT LENGTH (IN.)		
.75		20.00		
ALLOWABLE WIND LOADING (SQ. FT.)				
WIND*	80 MPH	90 MPH	100 MPH	120 MPH
EPA	20.5	16.6	13.4	9.4

*WITH 1.3 GUST FACTOR

*WITH 1.3 GUST FACTOR

Job:
Type:
Notes:

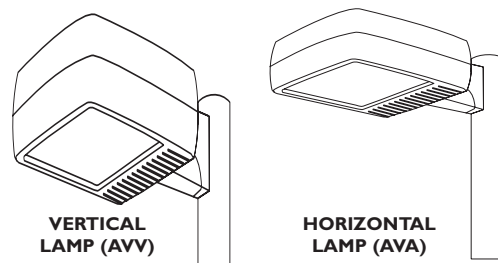
Emco

Avalume

Page 1 of 3

Horizontal and Vertical Lamp

The Avalume is a rectilinear area luminaire defined by its sleek rounded profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without need of a separate support arm. The optical systems provide IES Types III, IV and V distributions. Vertical lamp luminaires feature vertical lamp position for minimized direct downlight and maximum performance. The door frame is single-piece die cast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Avalume luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

AVA Avalume Horizontal Lamp Luminaire
AVV Avalume Vertical Lamp Luminaire

MOUNTING

1 Single Pole Mount
2 Twin Pole Mount at 180°
2@90 Twin Pole Mount at 90°
3 3-way Pole Mount at 90°
3@120° 3-way Pole Mount at 120°
4 4-way Pole Mount
W Wall Mount
WS Wall Mount with Surface Conduit

DISTRIBUTION

Horizontal Lamp Luminaires (AVA) Only

3 IES Type III
F IES Type IV Forward Throw
5 Type V
MTS Medium Throw with Solite™ Lens (Fluorescent only.)

Type 3 reflectors ship as Type F. Removal of an insert converts the reflector to Type 3.

Vertical Lamp Luminaires (AVV) Only

3V IES Type III
FV IES Type IV Forward Throw
5V IES Type V

Type 3V reflectors ship as Type FV. Removal of an insert converts the reflector to Type 3V. Type 3V/FV optics are rotatable in 90° increments.

WATTAGE

Pulse Start MH Magnetic Ballast	100MH ¹ 150MH ¹ 175PSMH ¹ E	250PSMH ¹ E 250PS90** E 320PSMH ¹ E	350PSMH ¹ E 400PSMH ¹ E
Standard MH Magnetic Ballast	175MH*	250MH*	400MH ^{1,*}
High Pressure Sodium Magnetic Ballast	150HPS	250HPS	400HPS
Compact Fluorescent	(3)42TRF ^{2,3,4}		

* 175MH, 250MH and 400MH not available for sale in the United States.

** 250 watt Pulse Start Metal Halide with a 90% efficient magnetic ballast. Complies with California Title 20 effective 1/1/2010. Available in 120, 208, 240 or 277V only.



Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE

120 **UNIV** (AVA only, Fluorescent only.)
208 Accepts 120V through 277V, 50hz to 60hz input.
240
277
347
480

1. Requires mogul base lamps.

2. Fluorescent luminaires feature electronic ballasts that accept 120V through 277V, 50hz to 60hz, input. Specify "UNIV" voltage for 120V through 277V.

3. Fluorescent available in AVA luminaires only, MTS optics only.

4. Fluorescent luminaires not available in 347V or 480V.

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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79115-43/0112

PHILIPS



FINISH

BRP	Bronze Paint
BLP	Black Paint
NP	Natural Aluminum Paint
WP	WhitePaint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS⁵

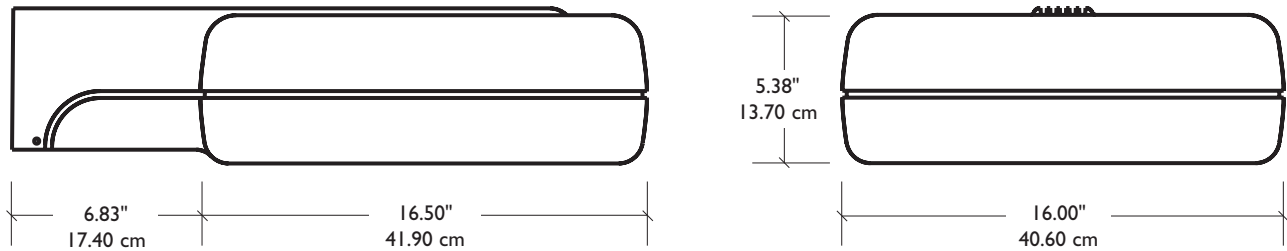
HS⁶	External House Side Shield
LF⁷	In-Pole/In-Line Fusing
PC⁸	Photocontrol Receptacle with Photocontrol
PCR	Photocontrol Receptacle
MF⁹	Mast Arm Fitter
PTF2	Pole Top Fitter 2.375" X 4"
PTF3	Pole Top Fitter 3" - 3.5" X 6"
PTF4	Pole Top Fitter 3.5" - 4" X 6"
QS¹⁰	Quartz Standby
QST¹⁰	Quartz Standby - Timed Delay
Q924¹⁰	Quartz Emergency
QT924¹⁰	Quartz Emergency - Timed Delay
WG	Wire Guard
POLY¹¹	External Polycarbonate Shield
TB	Terminal Block

5. Luminaires shipped complete from stock require field installation of all options.
6. Supplied standard in black only.
7. Kit includes In-Line Fuses.
8. Not available with 480V.
9. Requires 2 3/8" O.D. Mast Arm.
10. See QS/Q924 Table.
11. 250 watt maximum.

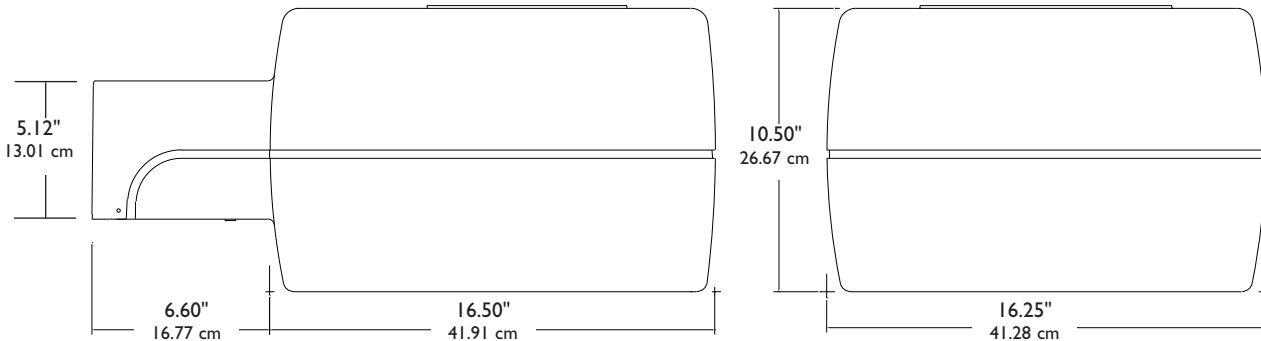
(Note 10) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts
QS, QST, Q924 and QT924 options not available with 480V.	

DIMENSIONS AND EPA

AVALUME HORIZONTAL (AVA)



AVALUME VERTICAL (AVV)



Avalume Horizontal (AVA)	Effective Projected Area (EPA)			Approximate Weight / Single
	Single	Twin	3/4	
Flat Lens	1.1 ft ² .10 m ²	2.2 ft ² .20 m ²	2.7 ft ² .25 m ²	35 lbs 15.9 kg
With External House Side Shield	1.2 ft ² .11 m ²	2.2 ft ² .20 m ²	3.2 ft ² .30 m ²	

Avalume Vertical (AVV)	Effective Projected Area (EPA)			Approximate Weight / Single
	Single	Twin	3/4	
Flat Lens	1.3 ft ² .13 m ²	2.6 ft ² .25 m ²	3.23 ft ² .31 m ²	46 lbs 20.9 kg
With External House Side Shield	1.54 ft ² .15 m ²	2.82 ft ² .27 m ²	4.36 ft ² .41 m ²	

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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79115-43/0112

SPECIFICATIONS

GENERAL SPECIFICATIONS: Each Avalume luminaire is a rectilinear area luminaire defined by its sleek rounded profile and rugged construction.

HOUSING: The housing is one-piece diecast aluminum, and mounts directly to a pole or wall without the need of a separate support arm. The low profile rounded form reduces the Avalume Horizontal Lamp E.P.A. (Effective Projected Area) of the luminaire to only 1.1 square feet (0.10 square meters), and the Avalume Vertical Lamp EPA to only 1.3 square feet (0.13 square meters)

DOOR/LENS ASSEMBLY: The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin. The tempered flat glass lens is mechanically secured with four (4) retainers. The electrical and optical chambers are thoroughly sealed with an extruded one-piece memory retentive extruded silicone gasket to prevent intrusion from moisture, dust, insects and other contaminants.

OPTICAL SYSTEMS: Avalume Horizontal Lamp luminaires feature segmented reflector systems consisting of two tiers of highly specular aluminum facets, precisely aligned to achieve specific photometric distributions. Optical systems are of the fixed position type with the lampholder positioned on the arm-side of the luminaire.

Avalume Horizontal Lamp fluorescent luminaires use a Medium Throw reflector with a Solite® glass lens (MTS).

Avalume Vertical Lamp luminaires feature spun specular Alzak® and segmented reflector system consisting of highly specular aluminum facets, precisely aligned to achieve specific photometric distributions. The Type 3V/FV optical system is rotatable in 90° increments.

The position-oriented mogul base lampholder in all luminaires is glazed porcelain with a nickel plated screw shell.

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C. Standard fluorescent ballasts are solid state.

FINISH: Each standard color luminaire receives a fade and abrasion resistant electrostatically applied thermally cured triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include Bronze (BRP), Black (BLP), White (WVP), Natural Aluminum (NP). Consult factory for specifications on custom colors.

LABELS: All luminaires bear U.L. or C.U.L. (where applicable) Wet Location labels.

WARRANTY: Emco luminaires feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

Job:
Type:
Notes:

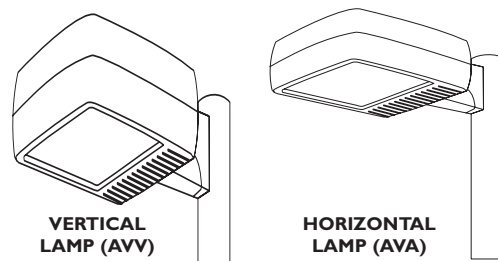
Emco

Avalume

Page 1 of 3

Horizontal and Vertical Lamp

The Avalume is a rectilinear area luminaire defined by its sleek rounded profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without need of a separate support arm. The optical systems provide IES Types III, IV and V distributions. Vertical lamp luminaires feature vertical lamp position for minimized direct downlight and maximum performance. The door frame is single-piece die cast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Avalume luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

AVA Avalume Horizontal Lamp Luminaire
AVV Avalume Vertical Lamp Luminaire

MOUNTING

1 Single Pole Mount
2 Twin Pole Mount at 180°
2@90 Twin Pole Mount at 90°
3 3-way Pole Mount at 90°
3@120° 3-way Pole Mount at 120°
4 4-way Pole Mount
W Wall Mount
WS Wall Mount with Surface Conduit

DISTRIBUTION

Horizontal Lamp Luminaires (AVA) Only

3 IES Type III
F IES Type IV Forward Throw
5 Type V
MTS Medium Throw with Solite™ Lens (Fluorescent only.)

Type 3 reflectors ship as Type F. Removal of an insert converts the reflector to Type 3.

Vertical Lamp Luminaires (AVV) Only

3V IES Type III
FV IES Type IV Forward Throw
5V IES Type V

Type 3V reflectors ship as Type FV. Removal of an insert converts the reflector to Type 3V. Type 3V/FV optics are rotatable in 90° increments.

WATTAGE

Pulse Start MH Magnetic Ballast	100MH ¹ 150MH ¹ 175PSMH ¹ E	250PSMH ¹ E 250PS90** E 320PSMH ¹ E	350PSMH ¹ E 400PSMH ¹ E
Standard MH Magnetic Ballast	175MH*	250MH*	400MH ^{1,*}
High Pressure Sodium Magnetic Ballast	150HPS	250HPS	400HPS
Compact Fluorescent	(3)42TRF ^{2,3,4}		

* 175MH, 250MH and 400MH not available for sale in the United States.

** 250 watt Pulse Start Metal Halide with a 90% efficient magnetic ballast. Complies with California Title 20 effective 1/1/2010. Available in 120, 208, 240 or 277V only.



Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE

120 **UNIV** (AVA only, Fluorescent only.)
208 Accepts 120V through 277V, 50hz to 60hz input.
240
277
347
480

1. Requires mogul base lamps.

2. Fluorescent luminaires feature electronic ballasts that accept 120V through 277V, 50hz to 60hz, input. Specify "UNIV" voltage for 120V through 277V.

3. Fluorescent available in AVA luminaires only, MTS optics only.

4. Fluorescent luminaires not available in 347V or 480V.

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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79115-43/0112

PHILIPS



FINISH

BRP	Bronze Paint
BLP	Black Paint
NP	Natural Aluminum Paint
WP	WhitePaint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS⁵

HS⁶	External House Side Shield
LF⁷	In-Pole/In-Line Fusing
PC⁸	Photocontrol Receptacle with Photocontrol
PCR	Photocontrol Receptacle
MF⁹	Mast Arm Fitter
PTF2	Pole Top Fitter 2.375" X 4"
PTF3	Pole Top Fitter 3" - 3.5" X 6"
PTF4	Pole Top Fitter 3.5" - 4" X 6"
QS¹⁰	Quartz Standby
QST¹⁰	Quartz Standby - Timed Delay
Q924¹⁰	Quartz Emergency
QT924¹⁰	Quartz Emergency - Timed Delay
WG	Wire Guard
POLY¹¹	External Polycarbonate Shield
TB	Terminal Block

5. Luminaires shipped complete from stock require field installation of all options.

6. Supplied standard in black only.

7. Kit includes In-Line Fuses.

8. Not available with 480V.

9. Requires 2 3/8" O.D. Mast Arm.

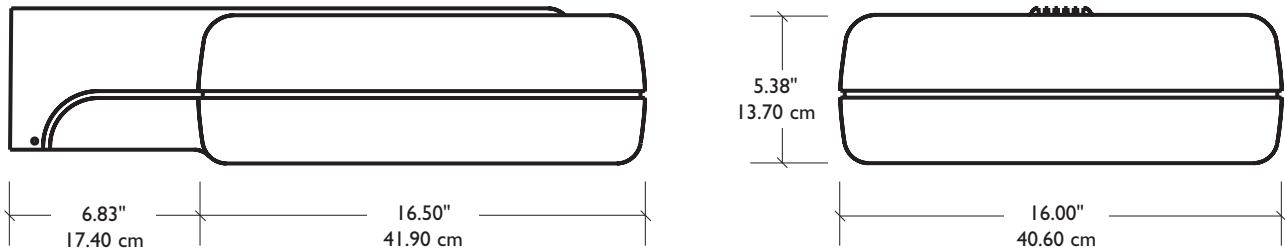
10. See QS/Q924 Table.

11. 250 watt maximum.

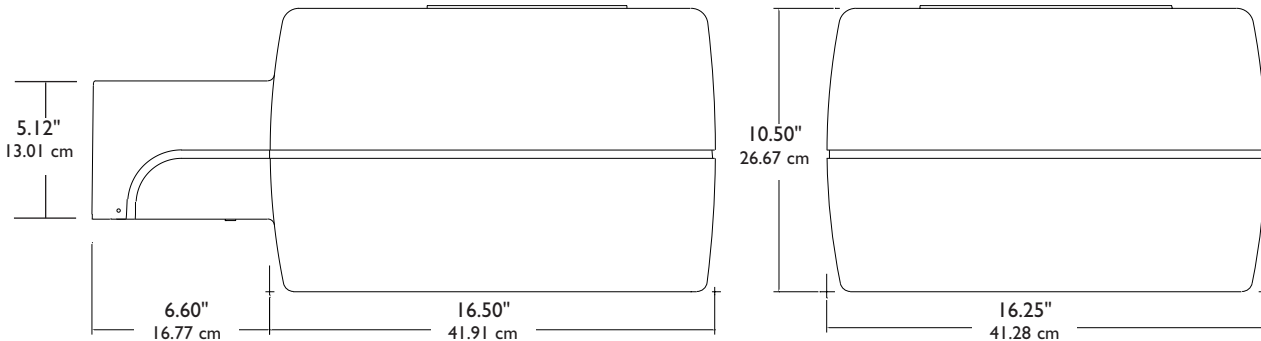
(Note 10) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts
QS, QST, Q924 and QT924 options not available with 480V.	

DIMENSIONS AND EPA

AVALUME HORIZONTAL (AVA)



AVALUME VERTICAL (AVV)



Avalume Horizontal (AVA)	Effective Projected Area (EPA)			Approximate Weight / Single
	Single	Twin	3/4	
Flat Lens	1.1 ft ² .10 m ²	2.2 ft ² .20 m ²	2.7 ft ² .25 m ²	35 lbs 15.9 kg
With External House Side Shield	1.2 ft ² .11 m ²	2.2 ft ² .20 m ²	3.2 ft ² .30 m ²	

Avalume Vertical (AVV)	Effective Projected Area (EPA)			Approximate Weight / Single
	Single	Twin	3/4	
Flat Lens	1.3 ft ² .13 m ²	2.6 ft ² .25 m ²	3.23 ft ² .31 m ²	46 lbs 20.9 kg
With External House Side Shield	1.54 ft ² .15 m ²	2.82 ft ² .27 m ²	4.36 ft ² .41 m ²	

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79115-43/0112

PHILIPS



SPECIFICATIONS

GENERAL SPECIFICATIONS: Each Avalume luminaire is a rectilinear area luminaire defined by its sleek rounded profile and rugged construction.

HOUSING: The housing is one-piece diecast aluminum, and mounts directly to a pole or wall without the need of a separate support arm. The low profile rounded form reduces the Avalume Horizontal Lamp E.P.A. (Effective Projected Area) of the luminaire to only 1.1 square feet (0.10 square meters), and the Avalume Vertical Lamp EPA to only 1.3 square feet (0.13 square meters)

DOOR/LENS ASSEMBLY: The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin. The tempered flat glass lens is mechanically secured with four (4) retainers. The electrical and optical chambers are thoroughly sealed with an extruded one-piece memory retentive extruded silicone gasket to prevent intrusion from moisture, dust, insects and other contaminants.

OPTICAL SYSTEMS: Avalume Horizontal Lamp luminaires feature segmented reflector systems consisting of two tiers of highly specular aluminum facets, precisely aligned to achieve specific photometric distributions. Optical systems are of the fixed position type with the lampholder positioned on the arm-side of the luminaire.

Avalume Horizontal Lamp fluorescent luminaires use a Medium Throw reflector with a Solite® glass lens (MTS).

Avalume Vertical Lamp luminaires feature spun specular Alzak® and segmented reflector system consisting of highly specular aluminum facets, precisely aligned to achieve specific photometric distributions. The Type 3V/FV optical system is rotatable in 90° increments.

The position-oriented mogul base lampholder in all luminaires is glazed porcelain with a nickel plated screw shell.

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C. Standard fluorescent ballasts are solid state.

FINISH: Each standard color luminaire receives a fade and abrasion resistant electrostatically applied thermally cured triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include Bronze (BRP), Black (BLP), White (WVP), Natural Aluminum (NP). Consult factory for specifications on custom colors.

LABELS: All luminaires bear U.L. or C.U.L. (where applicable) Wet Location labels.

WARRANTY: Emco luminaires feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

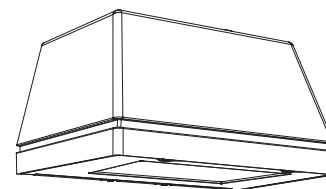
FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

Wall Light

WTL

Large Full Cutoff Wall Pack



Specifier's Reference

Project

Type

Model No.

Comments

application

- The WTL Large Full Cutoff Wall Light offers a sleek design and cutoff performance with a wide range of uses. It delivers the lighting needed for the exteriors of retail buildings, businesses, walkways, underpasses or entrance doors.

construction/finish

- Heavy duty die cast aluminum housing.
- Die cast aluminum door frame with tempered glass lens.
- Precision formed or segmented aluminum reflector.
- Silicone gasketing provides protection against moisture.
- Quick mount wall plate mounts directly to 3-1/2" octagon or 4" square outlet box for easy installation.
- Polyester powder finish for impact, corrosion and UV resistance.

electrical

- Certified to meet UL 1598 standards for wet location and 25°C ambient.

warranty

- 5 Year Limited Warranty.

Green Choice: WTL320PMT-PSC-LP

WTL			
Wattage		Voltage	
150 – 150 175 – 175 ¹ 200 – 200 ³¹ 210 – 210 (Philips Master Color CDM Elite 208-277V only) 250 – 250 320 – 320 ^{30,15} 350 – 350 ^{30,15} 400 – 400 ¹⁵ 26C – 26CFL ⁷² 32C – 32CFL ⁷² 42C – 42CFL ⁷²		48 – 480V MT – 120/208 240/277 TT – 120/277/347 U – Universal 120-277 volts 50 Hz or 60Hz (CFL or Electronic MH only)	
Paint Colors			
Blank – Dark Bronze Textured WT – White Textured BK – Black Textured AL – Silver Aluminum Textured NP – Gray Aluminum Textured GY – Industrial Gray Textured (Consult factory for other colors)			
Family	Lamp Source	Optics	Options
WTL	M – Metal Halide S – High Pressure Sodium P – Pulse Start Metal Halide (PSC Ballast option must also be specified) C – Compact Fluorescent Single Lamp D – Compact Fluorescent Dual Lamp	SC2 – Wide Distribution (Not available with CFL) FWT – Forward Throw	LP – Lamp with fixture PSC – Pulse Start CWA Q – Quartz Stand-by ³⁹ QEM – Quartz Emergency ⁴⁰ QTD – Quartz Time Delay ³⁹ B94G/E – Integral Emergency Ballast ⁷² B4CF1/E – Integral Cold Temp. Emergency Ballast ⁷² 2B94G/E – Two Integral Emergency Ballast and Two Standard Ballast ⁷² (26W max.) 2B4CF1/E – Two Integral Cold Temp. Emergency Ballast and Two Standard Ballast ⁷² (32W max.) PCR – Photo Control Receptacle ¹³ WEB – Metal Halide Electronic Ballast (175W Max.) MDO – Integral Motion Detector (120-277V)
Accessories (Order Separately) FDF – Double Fuse Holder only FSF – Single Fuse Holder only PC-MT – Photo Control Twist Lock, Multi-volt (must have PCR Option) PC-48 – Photo Control Twist Lock, 480 volt (must have PCR Option) PCR-SC – PCR Shorting Cap (For additional descriptions of Wall Light accessories refer to Sheet number OA-50030.)		Footnotes: ¹ Metal Halide only. ¹³ Order twist lock photo control separately. ¹⁵ Requires ED-28 size lamp for Metal Halide. ³⁰ Pulse Start Metal Halide Only. ³¹ Not available in standard Metal Halide. ³⁹ Pre-wired by factory. ⁴⁰ Requires 120 volt secondary power supply. ⁴⁵ Use with 208, 240 and 480 volt. ⁴⁶ Use with 120, 277 and 347 volt. ⁷² Compact fluorescent only.	
		General Notes: Mogul base lamp for HID. GX24q base lamp for compact fluorescent. All options are factory installed. All accessories are field installed. Data subject to change without notice.	
		Warning: Refer to and follow the lamp manufacturer's warnings and instructions.	

energy data

HIGH PRESSURE SODIUM

HX BALLAST INPUT WATTS
 150 Watt-188 Watts
 CWA BALLAST INPUT WATTS
 250 Watt-295 Watts
 400 Watt-464 Watts

METAL HALIDE

CWA BALLAST INPUT WATTS
 250 Watt-285 Watts
 400 Watt-485 Watts

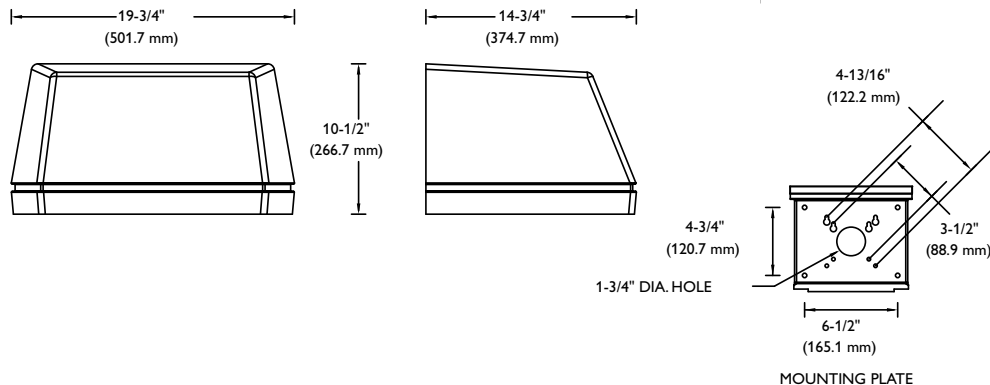
PULSE START METAL HALIDE

CWA BALLAST INPUT WATTS
 150 Watt-189 Watts
 175 Watt-210 Watts
 200 Watt-232 Watts
 250 Watt-288 Watts
 320 Watt-368 Watts
 350 Watt-400 Watts
 400 Watt-452 Watts

COMPACT FLUORESCENT

CWA BALLAST INPUT WATTS
 26 Watt-29 Watts
 32 Watt-36 Watts
 42 Watt-46 Watts
 (2) 26 Watt-55 Watts
 (2) 32 Watt-68 Watts
 (2) 42 Watt-93 Watts

dimensions



photometry

Light Level Multiplying Factors

Mounting Height	Multiplier
40'	0.39
35'	0.51
30'	0.69
25'	1.00
20'	1.56
15'	2.77

Catalog No. Test No. Lamp Type Wattage Lumens Tilt Angle Mounting Height	WTL320P-FWT 29468 Pulse Start Metal Halide 320 29,700 0° 25 Feet	Units shown in terms of mounting height Initial Footcandles Shown	Additional Test Numbers <table><tr><th>Description/Catalog Number</th><th>Test Number</th></tr><tr><td>WTL150S-FWT</td><td>29469</td></tr><tr><td>WTL250S-FWT</td><td>29471P</td></tr><tr><td>WTL400S-FWT</td><td>29471</td></tr><tr><td>WTL42CC-FWT</td><td>29461</td></tr><tr><td>WTL42CD-FWT</td><td>29460</td></tr><tr><td>WTL150M-FWT</td><td>29470P</td></tr><tr><td>WTL175M-FWT</td><td>29470</td></tr><tr><td>WTL175P-FWT</td><td>29468P</td></tr><tr><td>WTL200P-FWT</td><td>294682</td></tr><tr><td>WTL250P-FWT</td><td>294683</td></tr><tr><td>WTL350P-FWT</td><td>294684</td></tr><tr><td>WTL400P-FWT</td><td>294685</td></tr></table>	Description/Catalog Number	Test Number	WTL150S-FWT	29469	WTL250S-FWT	29471P	WTL400S-FWT	29471	WTL42CC-FWT	29461	WTL42CD-FWT	29460	WTL150M-FWT	29470P	WTL175M-FWT	29470	WTL175P-FWT	29468P	WTL200P-FWT	294682	WTL250P-FWT	294683	WTL350P-FWT	294684	WTL400P-FWT	294685
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WTL42CC-FWT	29461																												
WTL42CD-FWT	29460																												
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Catalog No. Test No. Lamp Type Wattage Lumens Tilt Angle Mounting Height	WTL320P-SC2 29376 Pulse Start Metal Halide 320 29,700 0° 25 Feet	Units shown in terms of mounting height Initial Footcandles Shown	Additional Test Numbers <table><tr><th>Description/Catalog Number</th><th>Test Number</th></tr><tr><td>WTL150S-SC2</td><td>29378</td></tr><tr><td>WTL250S- SC2</td><td>29375P</td></tr><tr><td>WTL400S- SC2</td><td>29375</td></tr><tr><td>WTL150M- SC2</td><td>29377P</td></tr><tr><td>WTL175M-SC2</td><td>29377</td></tr><tr><td>WTL175P- SC2</td><td>29376P</td></tr><tr><td>WTL200P- SC2</td><td>293762</td></tr><tr><td>WTL250P- SC2</td><td>293763</td></tr><tr><td>WTL350P- SC2</td><td>293764</td></tr><tr><td>WTL400P- SC2</td><td>293765</td></tr></table>	Description/Catalog Number	Test Number	WTL150S-SC2	29378	WTL250S- SC2	29375P	WTL400S- SC2	29375	WTL150M- SC2	29377P	WTL175M-SC2	29377	WTL175P- SC2	29376P	WTL200P- SC2	293762	WTL250P- SC2	293763	WTL350P- SC2	293764	WTL400P- SC2	293765				
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WTL350P- SC2	293764																												
WTL400P- SC2	293765																												



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776 South Green Street • Tupelo, MS 38804
 p. 800.234.1890 • f. 662.841.5501 • www.daybrite.com
 Canadian Division
 189 Bullock Drive • Markham, Ontario L3P 1W4
 p. 905.294.9570 • f. 905.294.9811

Contact Factory for Additional Configurations.
 Specifications are subject to change without notice.
 Consult website for latest version of this spec sheet.

Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled, "Contain Mercury" and/or the symbol "HG". Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycling and disposal can be found at www.lamprecycle.org

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 6,817 SQUARE-FOOT RELIGIOUS ORGANIZATION, KNOWN AS CROSSROADS PRESBYTERIAN FELLOWSHIP, LOCATED AT 11118 OLIVE BOULEVARD.

WHEREAS, under Section 405.210 Table A, all religious organizations (NAICS 813110) require the issuance of a conditional use permit in all districts in the City as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Daniel Song, of Crossroads Presbyterian Fellowship, for a conditional use permit and site development plan approval for a 6,817 square foot church located at 11118 Olive Boulevard in the "GC" General Commercial District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 19, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 19, 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 conditional use, when subject to certain conditions set forth herein:

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a church located at 11118 Olive Boulevard, in the "GC" General Commercial zoning district, whose legal description is as follows:

Situated in the County of St. Louis, State of Missouri to wit:

A track of land situated in US Survey 1962 and partly in Section 2, Township 45 North, Range 5 East and described as follows: Beginning at a point in the Southeast line of Olive Street at the Northwest corner of property conveyed to Garrett H. Lamb and wife by deed recorded in Book 3354 Page 35 of the St. Louis County Records; thence along the Southeast line of Olive Street Road, North 59 degrees 15 minutes East 93.10 feet and North 67 degrees 07 minutes East 7.57 feet to a point; thence South 23 degrees 51 minutes East 204.57 feet to a point; thence South 7 degrees 45 minutes East 132.88 feet to the Northeast corner of Lot 34 of Wir-Don Meadows, a subdivision the plat of which is recorded in Plat Book 69 Page 21 of the St. Louis County Records; thence along the Northern line of said Lot 34, South 59 degrees 15 minutes West 108.64 feet to a corner of property so conveyed to Lamb and wife as aforesaid; thence along Lamb's Western line North 7 degrees 45 minutes West 161.77 feet and North 23 degrees 51 minutes West 179.07 feet to the point of beginning, excepting therefrom that part conveyed to the State of Missouri by deed recorded in Book 5437 Page 110 of the St. Louis County Records.

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

1. The conditional use permit shall be for the operation of 6,817 square foot square-foot, religious organization at 11118 Olive Boulevard with a maximum of 184 seats.
2. The site shall be developed and maintained in conformance with the "Site Development Plan for Crossroads Presbyterian Fellowship" and "Landscape Plan for Crossroads Presbyterian Fellowship" prepared by Clinton Enyeart, last dated August 14, 2013.
3. Prior to issuance of any building permits related to the approved plan, the property owner shall record the following easements in a form approved by the City Attorney:
 - a. A cross-access easement to the adjacent properties to the east and west allowing access over the north half of the shared property boundaries.
 - b. A sidewalk and pedestrian easement within an area adjacent to the northern property line, to match with the already recorded access easement on the adjacent property at 11100 Olive Boulevard to allow for pedestrian access and placement of a six-foot wide sidewalk.
4. 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 North and East Building Elevations for Crossroads Presbyterian Fellowship last dated July 19, 2013 as bound together and submitted in conjunction with Application #13-031.
5. 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 for Crossroads Presbyterian Fellowship" last dated August 14, 2013 as bound together and submitted in conjunction with Application #13-031, except per the conditions below.
6. The Applicant shall underground the service utilities on site.
7. 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.
8. An underground irrigation system shall be installed to meet with the requirements of Section 405.540(F)(10) of the Zoning Code.
9. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.

BILL NO. _____

ORDINANCE NO. _____

10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. Any mechanical equipment installed for the site shall be properly screened with approved materials.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No 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.
15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: 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 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.

BILL NO. _____

ORDINANCE NO. _____

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

From: [Daniel Song](#)
To: [Kelly Whitney](#)
Cc: [Caleb King](#)
Subject: Fwd: Crossroads church reference
Date: Thursday, August 15, 2013 2:16:50 PM

Whitney, attached you will find a letter from First Church of Christ, Scientist, Creve Coeur. Looks like their email to you did not go through so they asked that I forward it on to you. Thanks!

Daniel Song
Site Pastor of Olivette/Creve Coeur
Crossroads Presbyterian
314-409-2794
daniel@crossroadspres.com

Begin forwarded message:

From: Caleb King <Caleb.King@principia.edu>
Subject: RE: Crossroads church reference
Date: August 15, 2013 2:05:59 PM CDT
To: "wkelly@ci.creve-coeur.mo.us." <wkelly@ci.creve-coeur.mo.us.>
Cc: "daniel@crossroadspres.com" <daniel@crossroadspres.com>

To whom it may concern,

Our church, First Church of Christ, Scientist, Creve Coeur has worked in the past year with ministers and administrators of Crossroads Presbyterian Church in determining if our church location and grounds would be suitable to rent for their services. In meeting with them, our Church Board felt they would be respectful and supportive of a harmonious atmosphere in our community.

Although our Board and membership approved their church renting our space, the Crossroads Church ultimately felt that a different building would better suit their needs.

Based on our positive interaction with them and seeing the thoughtful steps they took to ensure their church's needs were met while also respecting our church building would lead us to expect any future directions or goals on their part to be a positive experience.

Signed,
Terry Sheets
Board member
First Church of Christ Scientist, Creve Coeur

Tammy Kim
1557 Rathford Dr.
Saint Louis, MO 63146

Whitney Kelly
City Planner
300 N. New Ballas Rd.
Creve Coeur, MO 63141

08/14/13

Subject: Zoning for Crossroads Presbyterian Fellowship

Dear Ms. Kelly, Planning and Zoning Commission, and City Council of Creve Coeur,

I am writing this letter in support of the conditional use permit of 11118 Olive Blvd. by Crossroads Presbyterian Fellowship. I, my husband and three children have been residents of the Creve Coeur area for almost 8 years. Upon moving to Saint Louis from Chicago, we were in search for a church family. We had visited many churches in Saint Louis, and found Crossroads Presbyterian to be a place of comfort and welcome. Crossroads showed much care for me during my recent diagnosis with cancer. The church brought meals for nearly 3 months during my treatment. The church brought meals, cards, and gifts. All this care had made my very difficult health crisis bearable.

Crossroads shows this kind of care to all it's members going through all kinds of different life situations. This is the kind of care the residents of Creve Coeur can experience at Crossroads.

I strongly recommend the conditional use permit of 11118 Olive Blvd by Crossroads Presbyterian Fellowship. Please feel free to contact me with any questions. Thank you.

Sincerely,

Tammy Kim

Leo Hsu, MD MDiv

908 Bellerive Manor Drive, 63141, MO Saint Louis
LeoHsu7@gmail.com
314-249-0864

Whitney Kelly
City Planner
300 N. New Ballas Rd.
Creve Coeur, MO 63141

08/14/13

Subject: Zoning for Crossroads Presbyterian Fellowship

Dear Ms. Kelly, Planning and Zoning Commission, and City Council of Creve Coeur,

I am writing this letter in support of the conditional use permit of 11118 Olive Blvd. by Crossroads Presbyterian Fellowship. Crossroads has not only been a worship community of Jesus Christ, but has made concerted efforts to benefit its neighbors. In this past month alone, Crossroads has offered its second annual Summer Art Camp for children:



Provided materials and labor to repair a roof after a widow in Creve Coeur was defrauded:



I was born and raised in Creve Coeur (attended Parkway North High School), and have moved back to the area in 1998 after college. It has been a joy to attend Crossroads, and to see its focus on loving its neighbors in Creve Coeur. With the closing of Hamilton Christian Church (established in 1895) this year, as well as Immanuel Baptist Church (founded in 1964), Creve Coeur is in need of churches such as Crossroads that will provide a place of worship, as well as a conduit for Christians to care for Creve Coeur's neighborhoods. Creve Coeur has seen not only the closing of churches, but also the closing of much needed "third spaces" such as Borders. Crossroads hopes to help serve this need by providing activities such as the Summer Art Camp (half those in attendance were children not attending Crossroads and from the community) for the flourishing of humanity in Creve Coeur.

As a long-time resident of Creve Coeur, I strongly believe that the conditional use permit of 11118 Olive Blvd by Crossroads Presbyterian Fellowship will be a great asset for the City. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo Hsu', with a stylized, cursive script.

Leo Hsu, MD MDiv
Medical Director/Progress West Healthcare Center
Medical Director/St. Charles County Ambulance District



city of CREVE COEUR

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

**APPLICATION TO THE PLANNING AND ZONING COMMISSION
#13-0036 FOR AN AMENDMENT TO CONDITIONAL USE PERMIT FOR THE
POST II SPORTS BAR AND GRILL AT 763 OLD BALLAS ROAD**

FOR THE MEETING OF: August 19, 2013

LOCATION: 763 Old Ballas Road located at the corner of Olive Boulevard and Old Ballas Road and is zoned "CB" Core Business District.

REQUEST: An application has been submitted to amend the conditional use permit for the operation of a restaurant at 763 Old Ballas Road, to increase the square footage of the existing restaurant to 5,972 sq. ft. with a new 758 sq. ft. storage area addition to the building. This will require the removal of 3 parking spaces from underneath the building.

ADDITIONAL INFORMATION: The full service restaurant at 763 Old Ballas Road received approval of the conditional use permit earlier this year February 11, 2013 (Ordinance No. 5296). Where any future enlargement, extension, expansion of the use must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission.

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

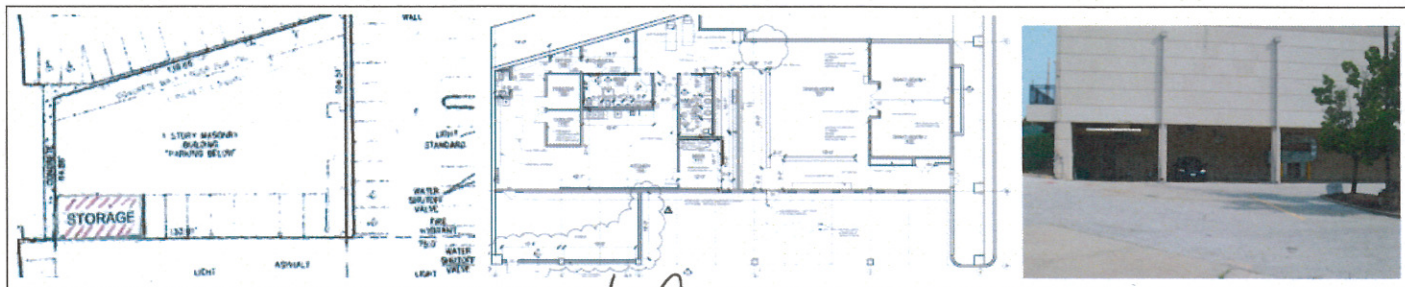
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Adrian Glass
The Post II Sports Bar and Grill
763 Old Ballas Road
Creve Coeur, MO 63141

PROPERTY OWNER: Old Ballas Place Investors, LLC
1045 South Mills Rd, Suite 1
Town & Country, MO 63017



REPORT PREPARED BY:

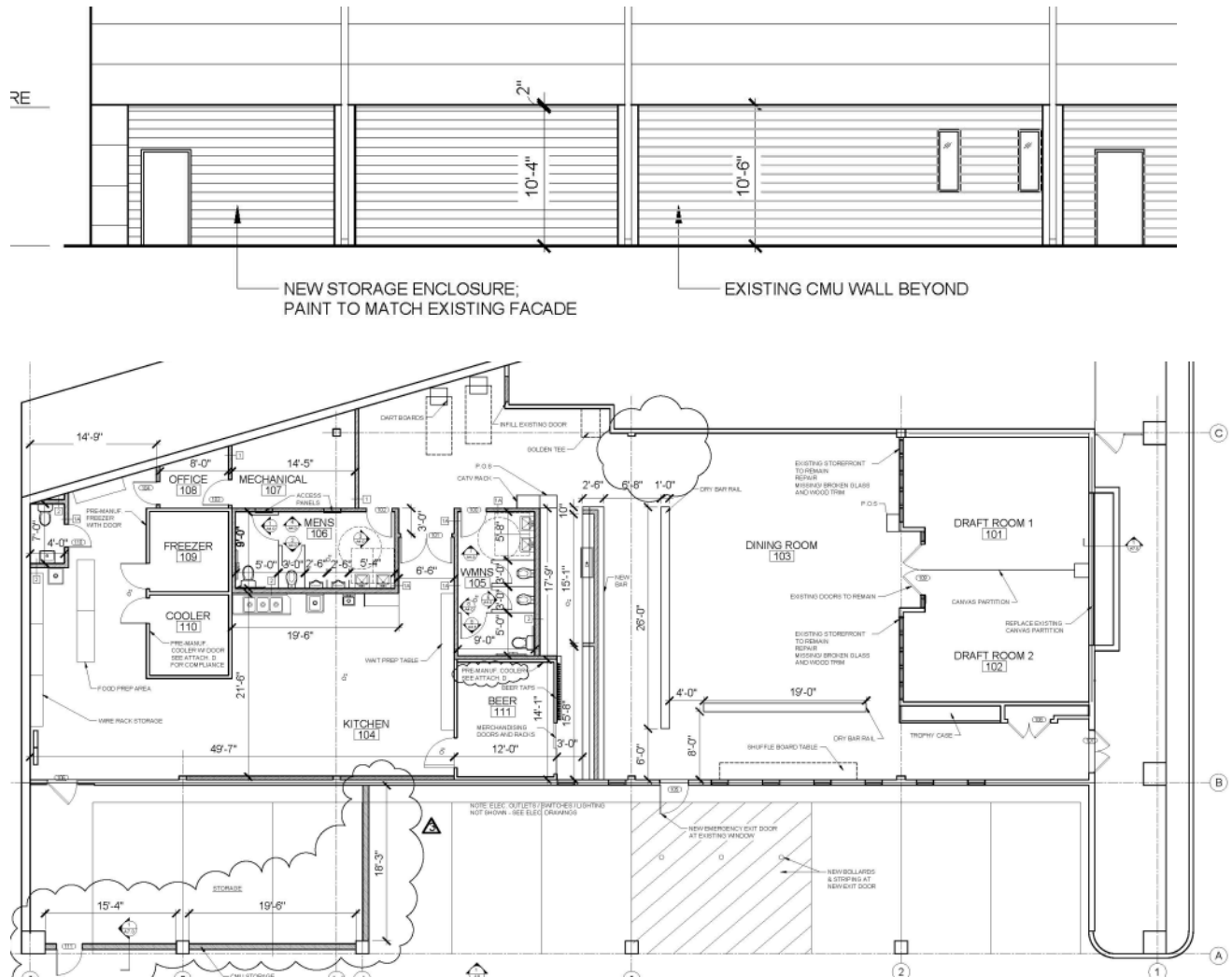
Whitney Kelly, AICP

8/14/2013
Date

ATTACHMENTS: Applicant's Materials submitted July 12, 2013
Draft Ordinance
Ordinance Number 5296

PROPOSAL

The applicant is seeking approval of the additional space for dry goods storage at the southwest corner of the building. The new space will enclose the southwest section of the building to the second overhang support post, will not extend beyond the overhang of the building and will be built of similar CMU materials and painted to match the existing building, per the elevation and site plan below:



Below is a close-up photo of the area:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	City Place office/retail	"CB" Core Business District	Olive Boulevard
South	Office Building	"CB" Core Business District	NA
East	CVS Pharmacy	"CB" Core Business District	Old Ballas Road
West	Plaza Jaguar-Land Rover (under construction)	"CB" Core Business District	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District Action Area that encourages a mix of uses. As the use already exists, the only issue is the design of the storage area. The Design Guidelines states that trash enclosures and other service spaces should be constructed of durable materials and finishes which are consistent with the main restaurant building. The proposal meets with these requirements.

ZONING REVIEW

As the use already exists, the only zoning matters to review is the size of the restaurant space to the overall percentage of the building, and the impact of removing the three parking spaces will have on the minimum on-site parking spaces required.

Size of Restaurants within Retail Building

Section 405.470(13) limits restaurants in the "CB" District that are located within a retail or office building, to no more than 40% of the building square footage. The existing space represented 32% of the building square footage. The additional storage area increases the restaurant to 37% of the building square footage, thus the requirement is met.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: "One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area." The site plan shows that a total of 109 parking spaces are currently available, with the elimination of the three spaces, leaving a total of 106 spaces. The following table shows the parking calculations for the entire center:

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Post II Sports Bar and Grill	Restaurant	5,972 (+93 indoor seats, 36 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	61
AT&T	retail	6,509	4/1000	27
Veninga Jewelers	retail	1,039	4/1000	5
Cobblestone Show Repair	retail	983	1/200	5

Choice Cabinet	retail	932	4/1000	4
Total Computer Service	retail	1,553	1/200	8
Total Building:		16,988	Total:	110
Minus 15% Reduction:				16.5
Total # of Parking Spaces Required:				94
Total Available On-site:				106

As the table indicates a total of 94 spaces are required. The site has a regulatory surplus of twelve spaces. The loss of this parking for storage should not create an issue for the property. It is worth noting that the use of the spaces was marginal due to the location and nearby mechanical equipment.

RECOMMENDATION

Based on the above analysis, the request to amend the conditional use permit meets all of the requirements of the Comprehensive Plan and the Zoning Ordinance, subject to the conditions listed below, and are included in the draft ordinance:

- The amendment shall allow for the construction of a 758 square foot storage area at the southwest corner of the building underneath the overhang of the building.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations and floor plans shall be in substantial conformance with the plans submitted for The Post II received July 15, 2013 as bound together and submitted in conjunction with Application #13-036.

ACTION

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

MOTION

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

“I move to recommend approval of Application #13-036 to amend the conditional use permit for the full service restaurant located at 763 Old Ballas Road, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of August 19, 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



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 01/07/2013
	View of the proposed tenant space looking west from across Old Ballas Road.
	View of the space looking northwest from the southeast corner of the parking lot.
	Close-up view of the space looking north from the south property line.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 5296 AUTHORIZING AN EXPANSION TO THE RESTAURANT SPACE FOR A 758 SQUARE-FOOT STORAGE ROOM FOR THE RESTAURANT LOCATED AT 763 OLD BALLAS ROAD WITHIN THE OLD BALLAS PLACE BUILDING.

WHEREAS, under Section 405.210 Table A, all restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits;

WHEREAS, Ordinance No. 5296 authorized the issuance of a conditional use permit for a 5,214 square-foot restaurant with a condition that any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued;

WHEREAS, an application was submitted by Adrian Glass, of the Post II Sports Bar & Grill for an amendment to their conditional use permit for a 758 square-foot dry goods storage addition to the building; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 19, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 19, 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 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.

BILL NO. _____

ORDINANCE NO. _____

4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Number 5296 shall be amended to include the following conditions:

1. The applicant may construct a 758 square-foot storage area at the southwest corner of the building underneath the overhang of the building.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations and floor plans shall be in substantial conformance with the plans submitted for The Post II received July 15, 2013 as bound together and submitted in conjunction with Application #13-036.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 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 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

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCE 1479
AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR
A 5,214 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT LOCATED AT
763 OLD BALLAS ROAD WITHIN THE OLD BALLAS PLACE BUILDING.**

WHEREAS, under Section 405.370(C), all eating and drinking places in the "CB", Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Adrian Glass, of the Post Sports Bar & Grill for a conditional use permit for a 5,214 square-foot, eating and drinking establishment with 93 indoor seat and 36 seasonal outdoor seats, at 763 Old Ballas Road, located at the southwest corner of Olive Boulevard and Old Ballas Road; and

WHEREAS, a separate application was submitted by Adrian Glass, of the Post Sports Bar & Grill to allow more than 25% of a building as restaurant in the "CB" Core Business District; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, January 22, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on January 22, 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 conditional use, when subject to certain conditions set forth herein:

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

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

Section 1: Ordinance Number 1479 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 763 Old Ballas Road, located at the southwest corner of Olive Boulevard and Old Ballas Road, in the "CB" Core Business zoning district, whose legal description is as follows:

A track of land in the East fractional $\frac{1}{2}$ section 3 Township 45 N. Range five E. and described as beginning at the intersection of the South line of all of Street Road 60 feet wide with the west line of old Ballas Road 40 feet wide thence along the south line of all of Street Rd., South $74 - \frac{1}{4}$ degrees West to its intersection with the east line of property conveyed to August Elgasser by deed recorded in book 59 page 308 of the St. Louis County records thence along the east line of said property so conveyed South $0^{\circ} 02$ minutes east 261.90 feet to the north line of property conveyed to Creve Coeur mutual Telephone Company by deed recorded in book 1092 page 58 of said County records thence along said North line South $89^{\circ} 52$ minutes east 226.98 feet to a point in the West line of Old Ballas Road thence along the west line of said road North $0^{\circ} 04$ minutes east 326.43 feet to the beginning. Excepting therefrom that part condemned by state of Missouri in clause number 265592 of the Circuit Court of St. Louis County Missouri and excepting that part conveyed to the city of Creve Coeur by instrument recorded in book 6893 page 2224.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 5,214 square-foot eating and drinking establishment at 763 Old Ballas Road, subject to the approval of a text amendment to allow for such use above 25% of the total building square footage.
2. Maximum seating permitted is limited to 93 seats for indoor dining, and 36 seats for outdoor seasonal dining.
3. Hours of operation shall not exceed 11:00 am to 1:30 am, seven (7) days per week. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. There shall be no outdoor storage or placement of any materials or equipment.
5. Employee parking, delivery and company vehicles shall be parked rear parking area behind the building line or as far from the public right-of-way as possible.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
7. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. 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

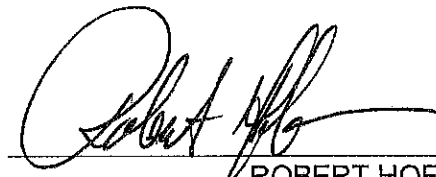
shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

11. 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.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 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.

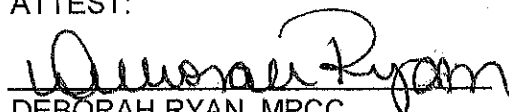
ADOPTED THIS 11th DAY OF February, 2013.


ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 11th DAY OF February, 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 #13-029 FOR A SITE DEVELOPMENT PLAN FOR PARKING SPACES FOR CREVE COEUR ANIMAL HOSPITAL AT 12550 OLIVE BOULEVARD

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

LOCATION: 12550 Olive Boulevard, east of Barnes West Drive. The subject property is zoned "GC" General Commercial District (see attached map).

REQUEST: An application has been submitted for seven new parking spaces, adding 1,520 square feet of coverage, along the south property line. The Board of Adjustment granted a variance to increase site coverage to 74%, one foot from the rear property line, within the required landscape buffer, at its June 20th meeting.

ADDITIONAL INFORMATION: Only the Planning and Zoning Commission may approve the use of continuous concrete curbs as wheel stops and thus measure the size of parking spaces to be two feet less in length than the required.

Key Issues:

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

Comp. Plan References

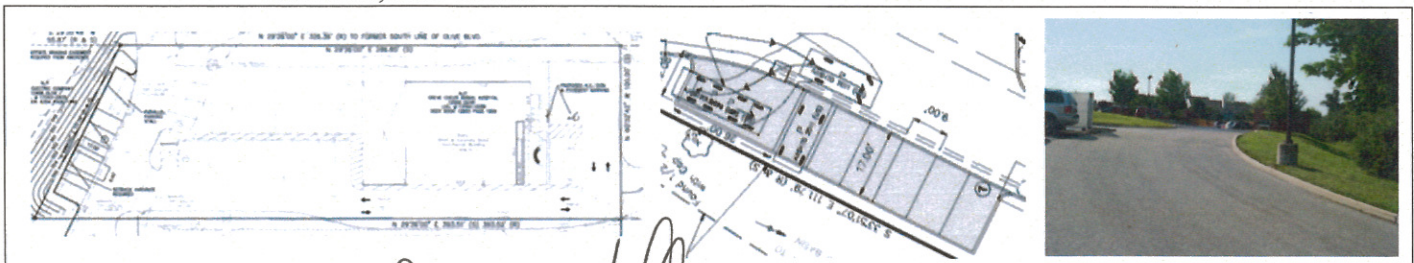
- West Olive Corridor Action Area
- Design Guidelines

Zoning Code References

- Section 405.360: "GC" General Commercial District
- Article VII. Off-Street Parking And Loading Regulations
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Michael F. Vorwerk, PE
Civil Engineering Design
Consultants, Inc.
11402 Gravois Road, Suite 100
St. Louis, MO 63126

PROPERTY OWNER: Dr. Chris Moritz
Creve Coeur Animal Hospital
12550 Olive Boulevard
Creve Coeur, MO 63141



REPORT PREPARED BY:

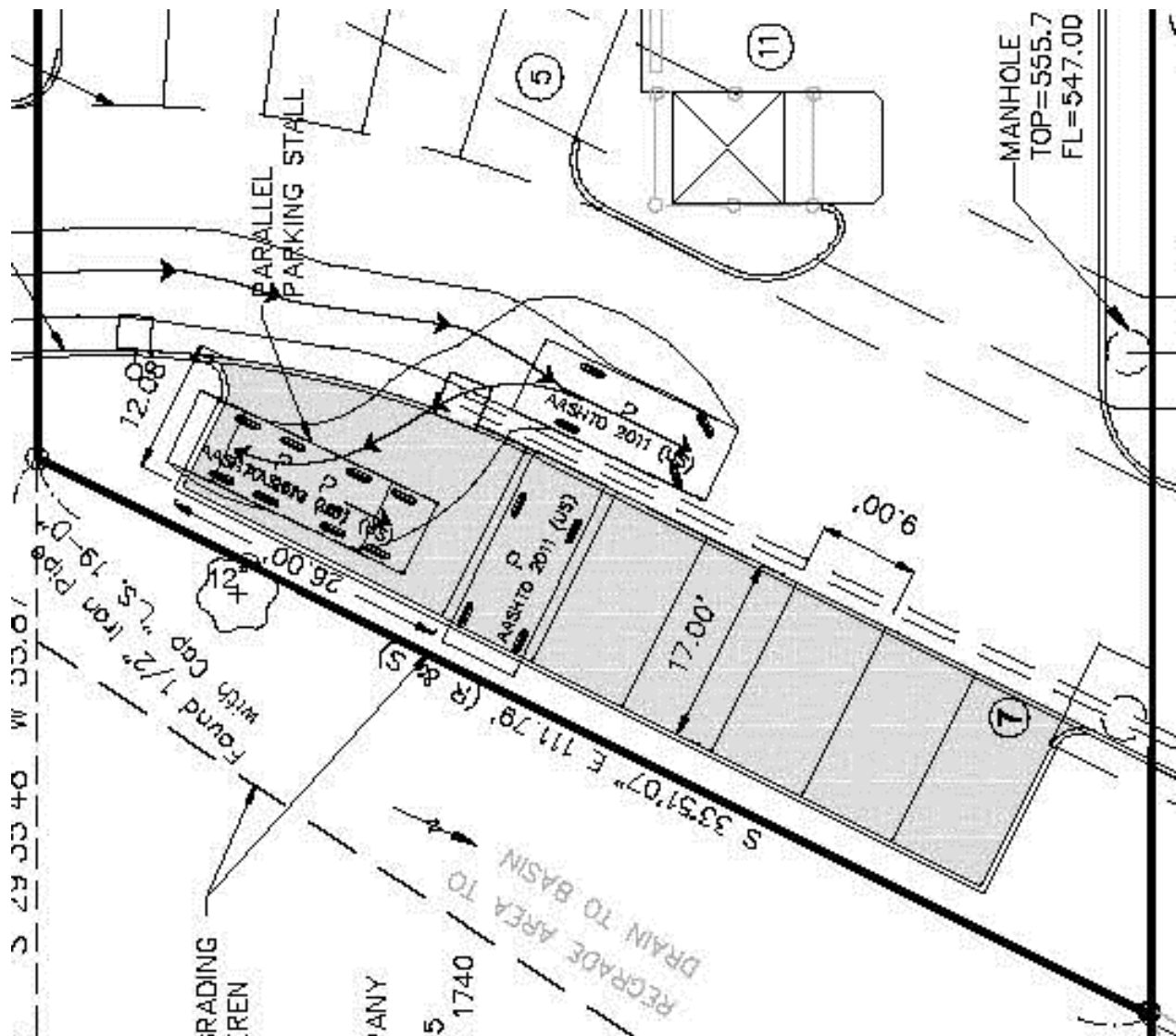
Whitney Kelly
Whitney Kelly, AICP

8/14/2013
Date

ATTACHMENTS: Applicant's Materials

The property is located at 12550 Olive Boulevard, just east of Barnes West Drive, and west of the Shoppes at Questover. It has been used as an animal hospital since its original construction in 1961, and consists of a 5,000 square foot facility on 0.71 acre lot, with a dog exercise yard south of the building. In 2005, the Applicant sought approval of building improvements and additional parking. As a condition of the approval, cross-access was granted to the adjacent property owners for the development of the Shoppes of Questover to benefit the public with access to the signal at Barnes West Drive and Olive Boulevard. In exchange, the Applicant was granted a site coverage bonus of 70%.

The applicant is seeking approval for the construction of the seven parking spaces. Six of the spaces are 90-degree, head in spaces measuring nine feet by 17 feet. There is one parallel parking space measuring as 12 feet deep at the west end and 17 feet deep on the east end and is 26 feet. The close-up of the site plan below shows the proposed movement for the parallel parking space:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail-Heritage Shopping Center	"CB" Core Business District / Un-incorporated St. Louis County "C 8" Planned Commercial District	Olive Boulevard
South	Ameren UE Corridor	"B" Single Family Residential	NA
East	Shoppes at Questover	"GC" General Commercial District	NA
West	Barnes West County Hospital	"PH" Planned Hospital District	Barnes West Drive

COMPREHENSIVE PLAN REVIEW

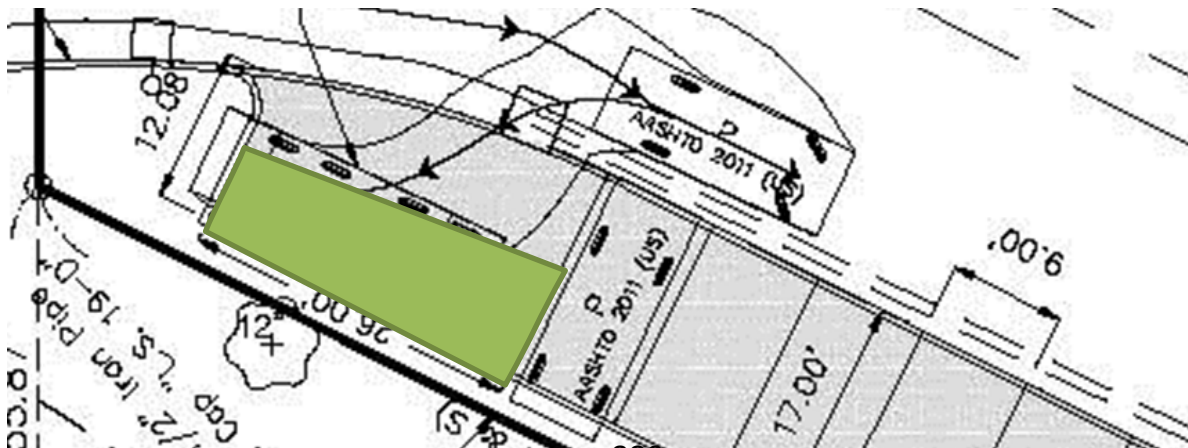
The subject site is located within the West Olive Corridor Action Area of the Comprehensive Plan. The West Olive Corridor promotes a "neighborhood business concept" for the area roughly between Tempo Drive and Barnes West Drive. The use already exists and is a neighborhood business. Also, the parking expansion does not but any residential years so no impact on residential area is expected. As such, the project meets with the Comprehensive Plan.

ZONING REVIEW

As indicated above, the Board of Adjustment granted the applicant a variance to allow for the parking within the required buffer yard approximately one foot from the rear property line, and thereby increasing the site coverage from 70 percent to 74 percent. The required number of parking spaces for the use is 17 spaces; 23 are currently available, and with the additional seven requested, a total of 30 spaces will be provided on-site.

The proposed parking stalls will be 9x17 feet where Section 405.810 Design Maintenance Standards of the Off-Street Parking and Loading Regulations requires that stall width be a minimum of nine feet and the stall end to curb length to be 19 feet. Parallel parking spaces shall have minimum dimensions of eight feet wide by 23 feet long. The Planning and Zoning Commission may approve the use a continuous concrete curbs as wheel stops and thus measure the size of parking spaces to be two feet less in length than otherwise required. The grading for the parking will require an easement from Ameren UE.

Staff has a concern that the parallel space next to the 90 degree parking is so deep that it can be mis-interpreted as a head-in space which will lead cars sticking out into the drive aisle. Staff recommends that a condition of approval include that the parallel space be redesigned to have the minimum width of 8 feet so that it is clear that the space is only for parallel parking only, and that pulling in at 90 degrees or any other angle is not an option. This also maintains more some greenspace along the rear property line as the green diagram illustrates below:



Further, Staff recommends that the applicant provide additional landscaping within this area, to include a tree to mitigate the loss of the greenspace and landscaping for the parking, as well as provide an evergreen hedge along the southwest corner to screen the headlights of the parallel parking space per the requirements of Section 405.540 *Landscaping* of the Zoning Code.

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 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 revised Landscape Plan to be approved by the Zoning Administrator.
- The Applicant shall submit a site development plan to be in substantial conformance with the Site Development Plan submitted on July 15, 2013, except that the curb line for the parallel parking space shall be redesigned to minimize the size of the parallel parking space to prevent any angled parking.
- The Applicant shall submit a landscape plan to meet with the requirements of Section 405.540 Landscaping and 405.810(5) Screening and Landscaping of Article VII Off-Street Parking and Loading Regulations to be provided for the Zoning Administrator's approval for the new parking area, including a new tree in the area of the redesigned parallel parking space, and an evergreen hedge at the southwest corner to screen the headlights.
- Prior to the issuance of any construction permits, the Applicant shall submit written documentation from the adjacent property owner authorizing the off-site grading necessary during the construction of the parking lot.

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. City Council action is not required. The following is an example of an appropriate motion for this application:

"I move to approve the site development plan for the new parking spaces along the rear property line for the Creve Coeur Animal Hospital located at 12550 Olive Boulevard submitted with Application #13-029, as presented to the Planning and Zoning Commission, subject to the conditions contained in the Staff Report for the meeting of August 19, 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



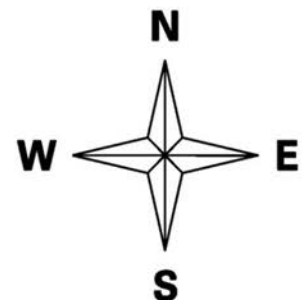
Legend



Property Lines



**12550 Olive Boulevard,
Creve Coeur Animal
Hospital**



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:06/14/2013
	Description: View of the rear of the property looking south from the building at the area to be expanded into.
	Description: View of the property looking west from the cross-access drive.
	Description: View of the property looking east from the cross-access drive at the area to be expanded into for additional parking.

LEGEND

EXISTING CONTOURS	---	433
PROPOSED CONTOURS	---	433
EXISTING STORM SEWER	---	---
PROPOSED STORM SEWER	---	---
EXISTING SANITARY SEWER	---	---
PROPOSED SANITARY SEWER	---	---
RIGHT-OF-WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
EXISTING TREE	12"	433.28
EXISTING SPOT ELEVATION	433.28	
PROPOSED SPOT ELEVATION		
SWALE/DRAINAGE PATH	T.B.R.	
TO BE REMOVED	T.B.R. & R.	
TO BE REMOVED & RELOCATED	U.I.P.	
TO BE USED IN PLACE	T.B.A.	
TO BE ADJUSTED	B.C.	
BACK OF CURB	F.C.	
FACE OF CURB		
WATER MAIN	W	W
GAS MAIN	G	G
UNDERGROUND TELEPHONE	T	T
OVERHEAD WIRE	O.H.	O.H.
UNDERGROUND ELECTRIC	E	E
FIRE HYDRANT		
POWER POLE		
WATER VALVE		

SYMBOLS

WVA	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
BS	BRUSH & SHRUB LINE
36"	TREE & SIZE
96"	BUSH & SIZE
•	BOLLARD
○	SIGN
⊗	ELECTRIC YARD LIGHT
⊗	BORING LOCATION
MB	MAIL BOX
EB	ELECTRIC BOX
PP	POWER POLE
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PLAT	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FT	FINISH FLOOR
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
TM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

PAVEMENT LEGEND

	PROPOSED ASPHALT
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NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN, AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO: OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

PREPARED FOR:

DR. CHRISTOPHER MORITZ
12550 OLIVE ROAD
CREVE COEUR, MISSOURI 63141

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

SITE DEVELOPMENT PLAN

PART OF LOT 3 OF JOHN HEZEL ESTATE
IN U. S. SURVEY 1923, TOWNSHIP 45 NORTH, RANGE 5 EAST.
ST. LOUIS COUNTY, MISSOURI

PROPERTY DATA

OWNER UNDER CONTRACT: MORITZ L.L.C.
ADDRESS: 12550 OLIVE BLVD.
LOCATOR NO. 17P640089
ACREAGE: 0.72 Ac.±
EXISTING ZONING: GC: GENERAL COMMERCIAL
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: LADUE
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED: CREVE COEUR CREEK
FEMA MAP: 29189C0162H, AUGUST 23, 2000
ELECTRIC COMPANY: AMERENUE
GAS COMPANY: LACLEDE GAS COMPANY
PHONE COMPANY: SOUTHWESTERN BELL TELEPHONE
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON MSD BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CREVE COEUR.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CREVE COEUR STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20"H. SLOPES GREATER THAN 1"V:20"H MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- A PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL DOWNSPOUTS AND ROOF DRAINS.
- A DRAINLAYER PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL PRIVATE STORM SEWERS.

SETBACKS PER ZONING

BUILDING	FRONT	SIDE	REAR
	= 10'	= 12'	= 20'

DENSITY CALCULATIONS

SITE COVERAGE:		
22,860 s.f.	X 100 =	74%
31,195 s.f. total site		
F.A.R.		
5,591 s.f. bldg.	=	0.18
31,195 s.f. total site		

PARKING CALCULATIONS

BUILDING SIZE EXCLUDING KENNEL AREA = 4,100 S.F.

PARKING REQUIRED
4 per 1000 g.s.f. = $\frac{4,100}{1,000} \times 4 = 17$ STALLS

PARKING PROVIDED		
9'x19'	=	28 STALLS
A.D.A.	=	2 STALLS
Total	=	30 STALLS

PROPERTY DESCRIPTION

The following described real estate located in the County of St. Louis and State of Missouri, to-wit:

A tract of land in U. S. Survey 1923, Township 45 North, Range 5 East, being a part of Lot 3 of the Subdivision of the John Hezel Estate and described as: Beginning at the intersection of the South line of Olive Street Road with the West line of property conveyed to Creve Coeur Golf Club, Inc., by deed recorded in Book 2327 page 5 of the St. Louis County Records, thence along the South line of said Olive Street Road South 60 degrees 24 minutes East 100 feet to a point, thence South 29 degrees 36 minutes West 376.33 feet, to the Northeast line of the Missouri Pacific Railroad Company Right-of-Way, thence North 33 degrees 51 minutes West along the Northeast line of said Right-of-Way 111.79 feet to the West line of property conveyed to Creve Coeur Golf Club, Inc., as aforesaid and thence North 29 degrees 36 minutes East: 326.36 feet to the point of beginning, according to survey by Eugene J. Peterson, Jr. during September, 1960, EXCEPTING THEREFROM that part thereof to be taken for widening of Olive Street Road, by Commissioners Report in Suit #368592, Circuit Court of St. Louis County, Missouri, which Suit is pending, a certified copy of said report is recorded in Book 6830, page 855.

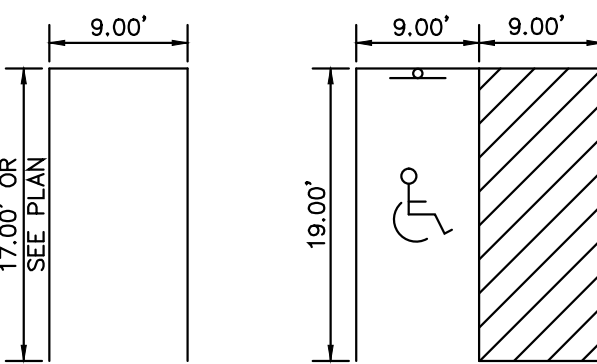
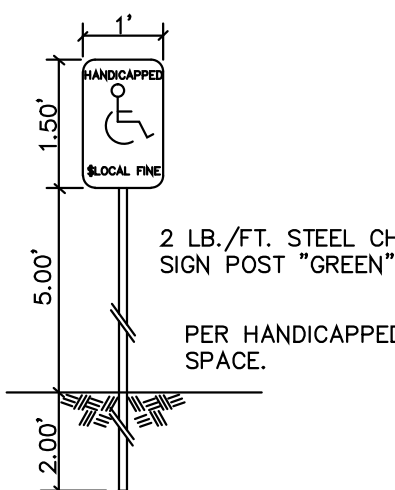
PROJECT BENCHMARK

MSD. BENCHMARK 8-5 - 562.82' - " STANDARD TABLET" STAMPED 34-75 S.L.C. IN BASE OF EASTERN MOST TOWER LEG ACROSS FROM ENTRANCE TO BARNES WEST COUNTY HOSPITAL SOUTHEAST CORNER #12655 OLIVE STREET ROAD.

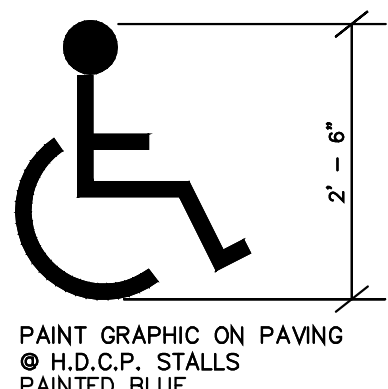
SITE BENCHMARK

567.52' TOP OF 1/2" IRON ROD WITH CAP NEAR THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

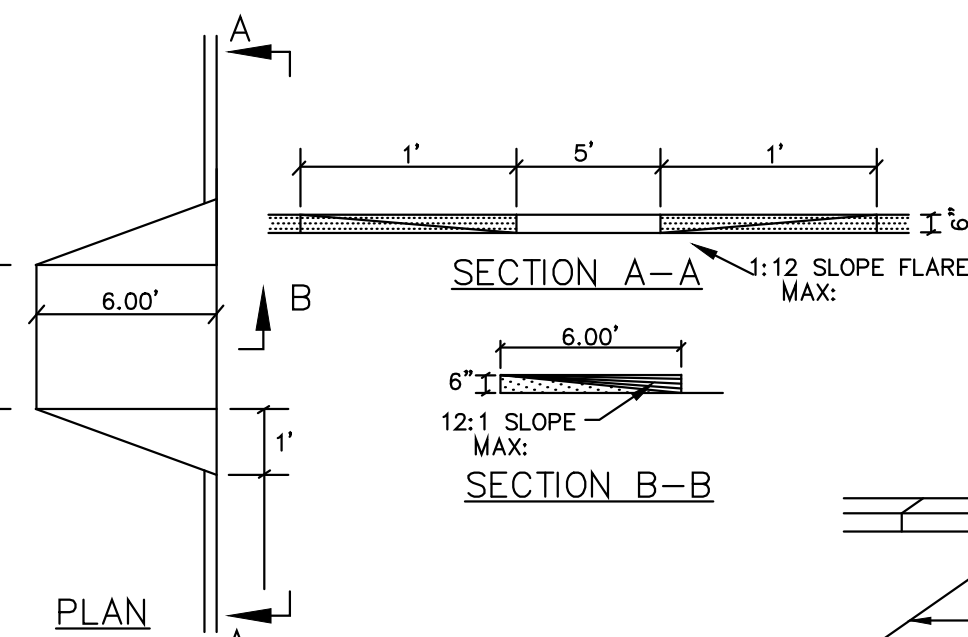
HANDICAP PARKING SIGN



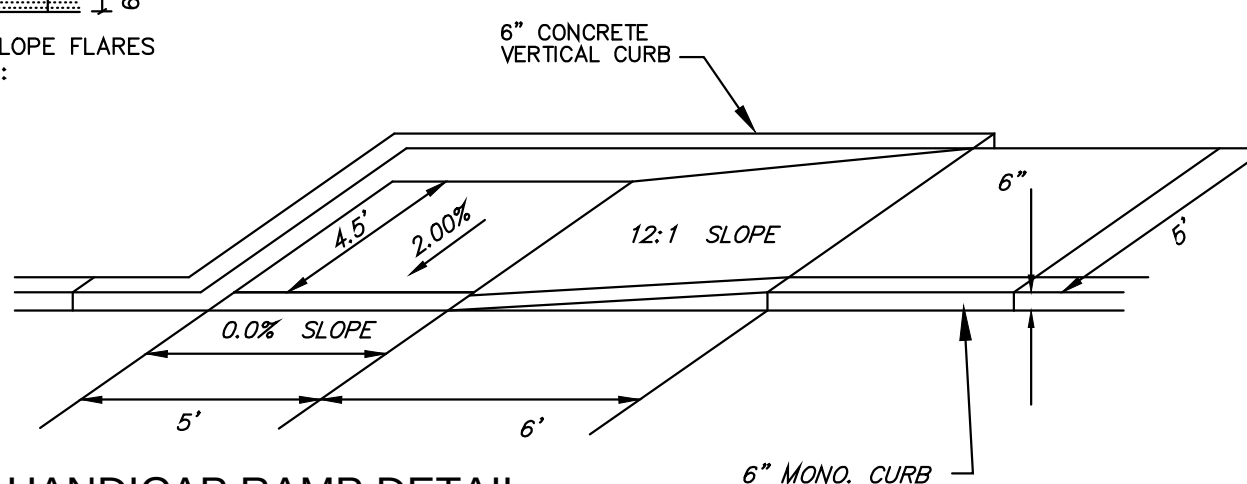
TYPICAL PARKING STALLS



HANDICAP SIGN



HANDICAP RAMP DETAIL



HANDICAP RAMP DETAIL

BRANDON A. HARP, P.E. E-28650
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CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan
Creve Coeur Animal Hospital
12550 Olive Road
Creve Coeur, Missouri 63141

Proj. #	0261
No. Description	Date
City Submittal	05-03-13

SITE
DEVELOPMENT
PLAN

SD1